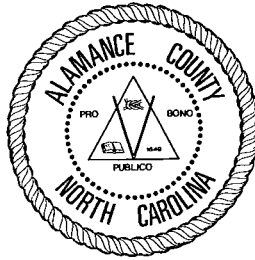


Chair

TBD

Planning Director

Tonya Caddle



Commissioner's Meeting Room

124 W. Elm Street

Graham, NC 27253

January 13, 2022 at 7:00 PM

ALAMANCE COUNTY PLANNING BOARD AGENDA

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

Members Present

Ray Cobb
Rodney Cheek
Gene Brooks
Bill Poe
Vaughn Willoughby
Eric McPherson
Sandy Ellington-Graves
(virtually)
Debra Hyder (virtually)
Arthur Hall
Ernest Bare
Stephen Dodson (virtually)
Anthony Pierce
John Paisley

Members Absent

Staff Present

Tonya Caddle, *Planning Director*
Ian Shannon, *Planner I*
Sherry Hook, *Assistant County Manager*
Mr. Patrick Scott, *Assistant County Attorney*
Commissioner Carter
Commissioner Thompson

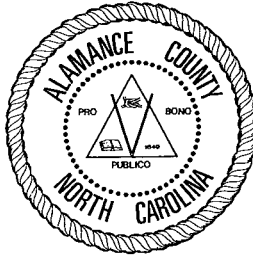
- I. CALL TO ORDER** (Planning Director)
Called to order by Ms. Caddle at 7:00
- II. ROLL CALL**
Staff handled roll call through Zoom log in and in-person roster
- III. ELECTION OF OFFICERS**
 1. Chair (Planning Director)
Nomination Mr. Willoughby for Mr. Cobb
Second: Mr. Poe
Vote: unanimous
 2. Vice-Chair (Chair)
Nomination Mr. McPherson for Mr. Cheek
Second: Mr. Brooks
Vote: unanimous
- IV. APPROVAL OF PLANNING BOARD MINUTES**
No minutes presented

**Meeting Notes:*

1. Those wishing to make public comments should submit comments prior to the meeting.

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V. PUBLIC COMMENTS*

Mike Owens: Expressed concern for how zoning would impede small businesses from being successful.

Fritz Hessenthaw: Talked about how his family moved to the area because of the quality of life, wants to protect the right to decide what to do with his land.

Philip and Max Morgan: Expressed concerns over the RV park ordinance, how new restrictions would drive them out of business and make it much harder to run a park.

Gene Brooks: What is the status of that ordinance?

Tonya Caddle: It hasn't been taken up for a vote by commissioners yet, there will be a public meeting for comment next week.

Gary Ulicny: Discussed the need to protect personal property rights and rural culture from intrusive land uses like heavy industry.

Ron Spinhoven: Raised concerns over coal ash dumping sites in Chatham County and brought up a change.org petition he had started calling for a ban on all class 3 heavy industry in snow camp.

Jay Doss: Asked if some parts of the ordinance like cluster development could be adopted into the UDO with more regulation on class 3 heavy industry.

John Campbell: Spoke for the need for zoning to create a balance of rights and responsibilities for property owners and developers, to ensure there are good neighbors in the county.

Roger Owens: Commented on how county commissioners were elected to protect property rights. Spoke against any restrictions on what he could or could not do on his land, said he was against more government and more government regulation.

Tod Schafer: Argued the need to protect the quality of life in Snow Camp from intense class 3 heavy industry.

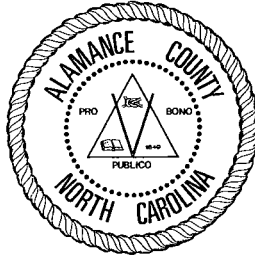
Comments closed at 7:45

**Meeting Notes:*

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VI. BOARD/COMMISSIONER RESPONSES

There was discussion on being able to know about future large projects. Public commented about not being able to contact board members. Discussion returned to acknowledging the growing pressure on Snow Camp from other parts of the county and from the coming Toyota plant. There was discussion on how the board and planning staff were trying to remain flexible with small and home-based businesses while trying to create more transparency and responsibility for heavy industry.

Some discussion on the efforts of planning staff to reach out for public participation and comment. For the January 5 workshop, 3,500 invitations were sent out, and 60 or so showed up. Mr. Cobb spoke on how the board members and commissioners do their work for no pay, that they serve the people of the county. Commissioner Steve Carter spoke on how difficult it is for the boards to balance protecting people with personal property rights and freedom.

VII. NEW BUSINESS

1. PB Calendar 2022
Motion to approve Mr. Cheek
Second: Mr. Willoughby
Vote unanimous
2. Draft UDO Text Amendment- Article 5 Snow Camp Zoning Ordinance

Mr. Petrosky with Stewart gave a presentation with an overview of the project so far and some changes that had been made to the draft ordinance based on comments from the January 5, 2022 public workshop.

Ms. Caddle asked the board for recommendations on changes and next steps. There was some discussion on how this ordinance would work with the UDO and the intent to protect the rural character of the area. There was also some discussion on bona fide farm status and the intent of this ordinance to allow bona fide farms exemption from zoning requirements.

Motion to scrap the zoning ordinance and not recommend it to the board of commissioners by Mr. Brooks.
Seconded by Mr. McPherson.

Discussion:

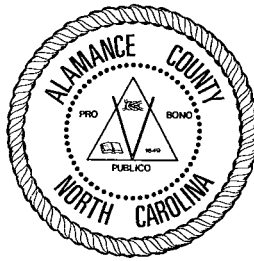
Board members discussed the time and effort put into the ordinance so far and that it would be a waste of those resources to just throw it away and that they could still work toward the

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goal that they have set up. Discussion included the somewhat limited capacity of the Snow Camp Zoning Ordinance to protect the whole county and that there could be more issues with the pressure on Snow Camp if the zoning ordinance went away.

County Commissioners attended and also expressed if the ordinance was voted down tonight, could it be brought up again.

A 5-minute recess is called.

The County legal department answered Commissioners' questions, saying that the ordinance could indeed be brought back up.

There was some discussion over home-based businesses, how this ordinance would impact future businesses and parking requirements for current businesses. It is brought up that without zoning there is no definite way to say no to heavy industrial developments.

Questions about the moratorium on the heavy industry were raised: Could it be extended under the statute for a reasonable period of time? What standing would we have to extend? Assistant County attorney Mr. Scott answered that he could look into the issue.

Roll call vote on Mr. Brooks's motion to scrap the ordinance and not recommend it to the Board of Commissioners

Mr. Brooks- aye
Vice Chair Cheek- nay
Mr. McPherson-aye
Mrs. Ellington-Graves-aye
Mr. Hall-aye
Mr. Willoughby-nay
Mr. Poe-nay
Mr. Bare- nay
Mr. Dodson- aye
Ms. Hyder- not in attendance for vote
Mr. Anthony Pierce- nay
Chair Cobb: nay

The motion fails.

Board discussion continued on the need to now have more conversation between board and staff, to work on this ordinance and come to an agreeable solution before there is too much pressure on Snow Camp.

**Meeting Notes:*

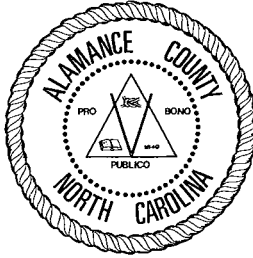
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ALAMANCE COUNTY PLANNING BOARD

AGENDA

There was a comment by Commissioner Paisley to recommend an extension of the moratorium. The Assistant County Attorney, Mr. Scott suggested that three months would be a reasonable extension.

Motion to recommend to the board of commissioners to extend the moratorium until May 31st by Mr. Cheek
Second : Mr. Poe
Vote: unanimous

Motion to suspend the meeting until Wednesday the 19th at 7:00 pm by Mr. Cheek
Second: Mr. Willoughby
Vote: unanimous

VIII. OLD BUSINESS

No old business was discussed.

IX. ANNOUNCEMENTS/DISCUSSION

No additional announcements or discussion were had.

X. ADJOURNMENT

Meeting adjourned at 9:59 pm

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