

Chair
Ray Cobb
Planning Director
Tonya Caddle



Commissioners' Meeting Room
124 W Elm Street
Graham, NC 27253
June 9, 2022 at 7:00 PM

ALAMANCE COUNTY PLANNING BOARD

AGENDA

Virtual-

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

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF PLANNING BOARD MINUTES**
 - 1) May 12, 2022
- IV. PUBLIC COMMENTS***
- V. BOARD/COMMISSIONER RESPONSES**
- VI. NEW BUSINESS**
 - 1) Lot Size Minimums
- VII. OLD BUSINESS**
- VIII. ANNOUNCEMENTS/DISCUSSION**
- 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*



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ALAMANCE COUNTY PLANNING BOARD

Meeting Minutes

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Members Present

Ray Cobb, *Chair*
Rodney Cheek
Vaughn Willoughby
Eric McPherson
Sandy Ellington-Graves
Anthony Pierce
Bill Poe
John Paisley, *Commissioner liaison*
Arthur Hall
Blake Cobb
Debra Hyder

Members Absent

Ernest Bare
Stephen Dodson

Staff Present

Tonya Caddle, *Planning Director*
Taylor Perschau, *Planner II*
Natalia Isenberg, *Assistant County Attorney*
Sherry Hook, *Acting County Manager*
Emily Jones, *GIS Specialist*
Rob Snow, *Environmental Health Program Specialist*

I. CALL TO ORDER

Chair Cobb called the meeting to order at 7:04 pm.

II. ROLL CALL

Staff handled roll call through Zoom and in-person roster.

III. APPROVAL OF PLANNING BOARD MINUTES

1) April 14, 2022

Motion to approve minutes as prepared: Vaughn Willoughby

Second: Rodney Cheek

Vote: Unanimous

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IV. PUBLIC COMMENTS*

Myron Prevatte: addressed the Planning Board regarding the proposed changes to the Unified Development Ordinance to create standards specifically for RV Parks. Mr. Prevatte spoke of the investment and housing options that RV Parks bring to Alamance County. He specifically noted that RV Parks present an affordable housing option for contract workers such as travel nurses and construction workers. Mr. Prevatte urged the Planning Board to move forward with text amendments that provide workable options rather than onerous restrictions for the property owners interested in developing their land as RV parks.

Debra Schaner: addressed the Planning Board regarding lot size standards and development standards that hold developers accountable to design minimums that maintain the rural feel of Alamance County. Ms. Schaner herself lives on Thom Road adjacent to hundreds of acres of farmland that are in the process of being subdivided and sold off for residential development purposes. Ms. Schaner remarked that the extensive residential development currently taking place in Alamance County will undoubtedly affect groundwater supplies, natural habitats, and local traffic intensity.

V. BOARD/COMMISSIONER RESPONSES

None at this time. Planning Board took up Ms. Schaner's comment later in the meeting.

VI. NEW BUSINESS

1) Variance Request – Tinn Top Trail Private Road Standards

Ms. Isenberg addressed the Board to clarify the Planning Board's role in a quasi-judicial hearing. At present, the Board of Commissioners acts as the Board of Adjustment with the Planning Board positioned as a recommendation board. The final vote of approval or denial of this variance request will be taken by the Board of Commissioners. The Planning Board will hear the case as presented by the individual requesting the variance and the Planning Board will be asked to make a recommendation for approval or denial for the Board of Commissioners to hear during their public hearing.

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Amanda Grauer Prince, applicant for the Tinn Top Trail variance request, asked that consideration of her waiver application be paused while she further explores her options for subdivision and road improvements. The Planning Board granted this and tabled any further conversation of the variance.

Motion to pause all consideration of the waiver application: Rodney Cheek

Second: Bill Poe

Vote: Unanimous

VII. OLD BUSINESS

1) Public Comment Policy

The planning board continued discussion of the role public comment is to have in general meetings. This is a continuation of discussion that was tabled at the April meeting. The board confirmed its commitment to respecting the importance of public comment to their role as a publicly-serving board. Revisions include permitting the public to provide comment on any topic within the jurisdiction of the board, establishing a thirty- minute time limit for the public comment portion of the meeting with opportunity for the Board to extend this limit when it's decided to be appropriate.

Motion to replace the word "shall" with "may" to read "the public comment period *may* be limited to a maximum of thirty minutes" by Vaughn Willoughby

Second: Arthur Hall

Vote: Unanimous

Motion to adopt the revised planning board public comment policy: Rodney Cheek

Second: Vaughn Willoughby

Vote: Unanimous

VIII. ANNOUNCEMENTS/DISCUSSION

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The board discussed the need to consider changes to lot size minimums, an issue brought up earlier by Ms. Schaner during the evening's public comment portion. Current lot size standards are determined by lot area needed to install well and septic needs or by a property's location in a watershed. Environmental Health Program Specialist Rob Snow spoke on the topic describing various constraints the well and septic systems pose to a property and also addressed community septic services that are becoming more common, but are regulated by the State. The board suggested that additional land use regulation may benefit the goals of the Land Development Plan, particularly that of preserving the rural character of the County. The board asked staff to lot size discussion to next month's agenda.

IX. ADJOURNMENT

Motion to adjourn: Rodney Cheek

Second: Bill Poe

Vote: Unanimous

Adjourned at 7:41 pm.

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LOT SIZE MINIMUMS

TO: Alamance County Planning Board

FROM: Tonya Caddle, Planning and Inspections Director

DATE: June 2, 2022

Following you will find the existing ordinance language that regulates lot size as detailed in the Alamance County Unified Development Ordinance. For discussion purposes, we have included all language that applies to lot size, not simply those found in the subdivision section. This information is being presented for consideration at the June 9, 2022 the Planning Board meeting.

1. Heavy Industrial Development Standards

6.5.3 REGULATIONS AND STANDARDS

Prior to issuance of any permit under this section, the regulated land use must demonstrate compliance with the applicable regulations and standards imposed.

Classification	Minimum Lot Size	Building Height	Land Use Spacing	Operations Setback	Stream Setback
Class I	10 acres	40 feet	--	150 feet	100 feet
Class II	10 acres	40 feet	150 feet	150 feet	100 feet
Class III	40 acres	40 feet	1200 feet	500 feet	100 feet

2. Solar Energy Systems Standards

6.8.2.A. Minimum Lot Size

No SES shall be situated on a tract of land less than ten (10) acres in size. Multiple parcels of land may be joined together to comprise the tract of the SES, but all parcels so joined must be contiguous and under the ownership and/or control of the same person or corporation at the time of application.

3. Subdivision Standards

6.9.4.E.i. Private Roads

Private roads may be allowed in any development in which a tract of land is divided into no more than fourteen (14) parcels along the private road and each parcel shall not be less than one (1) acre in size...

6.9.4.G.v.b) Marginal Land

Land subject to flooding or land which may aggravate the flood hazard or increase the danger to life or property if developed, and land uninhabitable for other reasons, shall not be considered in determining the minimum lot area or maximum lot depth as herein specified.

6.9.4.G.x. Minimum Lot Area for Residential Lots

Minimum lot area for residential lots with on-site facilities shall be determined by the result of soil analysis and investigations, and other appropriate criteria test, but in no case shall a lot with on-site systems be smaller than specified below:

Watershed Critical Area (WCA)*

<u>Facility Provided</u>	<u>Minimum Lot Size</u>
Septic System & Well	2 acres
Public Water & Sewer	2 acres

Balance of Watershed (BOW)*

<u>Facility Provided</u>	<u>Minimum Lot Size</u>
Septic System & Well	1 acre
Public Water & Sewer	1 acre

Non-Watershed Areas (NWA)*

<u>Facility Provided</u>	<u>Minimum Lot Size</u>
Septic System & Well	30,000 sq. ft.
Community/Public Water & Septic System	20,000 sq. ft.
Community/Public Sewer & Well	10,000 sq. ft.
Community/Public Water & Sewer	8,000 sq. ft.

**NOTE: Additional acreage may be required by the Alamance County Health Department.*

On lots which are not suitable for on-site subsurface wastewater systems for individual dwelling units or other uses, off-site disposal systems may be approved by the Health Department. Off-site systems may be provided by the use of easements or ownership of land designated for subsurface wastewater systems. A sewage easement of a minimum width of twenty feet (20') in width must be provided between the house location and the designated system area. Minimum easement area sizes for property utilizing off-site disposal systems shall be no smaller than 5,000 sq. ft. Additional area may be required by the Alamance County Health Department.

6.9.4.G. xi. Minimum Lot Area for Non-Residential Lots

Alamance County

PLANNING DEPARTMENT
201 W. ELM ST
GRAHAM, NC 27253
Tel. (336) 570-4053

Minimum lot area for non-residential lots shall at a minimum meet the standards set out above for lots in 6.9.4.G.x above.

4. Exclusive Access Easement Specifications

Appendix N Specifications for Exclusive Access Easements

c) Minimum lot size shall be 1 acre

