

Chair
Ray Cobb

Planning Director
Tonya Caddle



Commissioner's Meeting Room
124 W. Elm Street
Graham, NC 27253
February 24, 2022 at 7:00 PM

ALAMANCE COUNTY PLANNING BOARD

Special Called Meeting

AGENDA

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

Members Present

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

Members Absent

Ernest Bare

Staff Present

Tonya Caddle, *Planning Director*
Ian Shannon, *Planner I*
Sherry Hook, *Assistant County Manager*

I. CALL TO ORDER

Called to order 7:01

II. ROLL CALL

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

III. PUBLIC COMMENTS*

John Campbell: Asked the planning board to recommend to the county commissioners an extension on the moratorium for heavy industrial development.

Ron Spinhoven: Expressed that just making the public aware of what is happening isn't necessarily a good thing. Talked about the alleged operations of the quarry which hadn't filed for an operations permit.

Mike Owens: Commented on how odd it was to him that the county appeared to be wanting to turn away businesses with this restrictive zoning ordinance.

Closed at 7:10

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IV. BOARD/COMMISSIONER RESPONSES

There was discussion on the role of the planning board in balancing how to protect people from negative impacts while still protecting personal property rights. The issue of the quarry operating was brought up and it was the board's understanding that the quarry had not applied for an operating permit and could not legally operate without such permit.

V. NEW BUSINESS

1. 2021WIR001- Wireless Communication Facility- 6359 Bishop Rd., Snow Camp, NC 27349- GPIN 8759551879 - Communication tower Group, LLC

Tom Johnson, the attorney representing Communications Tower Group gave a brief presentation outlining their application process, location selection process, and construction. He answered some questions from the planning board concerning residential setbacks, wind speed loading, spacing, and trees present on the current lot that could interfere with road access.

Motion to recommend to commissioners by Mr. Poe
Second by Mr. Cobb
Vote: unanimous

This will be on the agenda for March 21st

2. Public Comment Policy – Discussion

There was discussion on general planning board tradition with public comment. Mr. Pierce posed some ideas about opening up public comment to make it more of a conversation. Mr. Cheek spoke on how the board would just call on people for additional comments in the past. Questions about limiting the number of speakers on a particular subject were talked about.

Discussion for planning board members to generate personal comments/recommendations and discuss at next planning board meeting.

Motion: Mr. Cheek
Second: Mr. Bare
Vote: unanimous

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VI. OLD BUSINESS

VII. ANNOUNCEMENTS/DISCUSSION

VIII. ADJOURNMENT

Motion: Mr. Cheek
Second: Mr. Cobb
Vote: unanimous
Adjourned 8:09pm