

**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>

### **Members Present**

Rodney Cheek  
Vaughn Willoughby  
Eric McPherson  
Sandy Ellington-Graves  
Anthony Pierce  
Bill Poe  
Ernest Bare  
Stephen Dodson  
John Paisley, *Commissioner liaison*

### **Members Absent**

Ray Cobb, *Chair*  
Blake Cobb  
Arthur Hall  
Debra Hyder

### **Staff Present**

Tonya Caddle, *Planning Director*  
Ian Shannon, *Planner I*  
Sherry Hook, *Acting County Manager*  
Patrick Scott (virtually), *Assistant County Attorney*  
Rob Snow, *Environmental Health Program Specialist*

## **I. CALL TO ORDER**

Tonya Caddle called the meeting to order at 7:03 PM

## **II. ROLL CALL**

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

## **III. APPROVAL OF PLANNING BOARD MINUTES**

1) May 12, 2022

Motion to accept as presented: Vaughn Willoughby  
Second: Eric McPherson  
Vote: Unanimous

### *\*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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### IV. PUBLIC COMMENTS\*

**Debby Shaner:** Passed out some folders to board members with her research on lot size restrictions. She discussed a large 300-home subdivision under potential development near her home and spoke on the issue of overuse and depletion of groundwater. Asked the board to consider a moratorium on subdivision development until they could put new lot size restrictions in place.

### V. BOARD/COMMISSIONER RESPONSES

None at this time.

### VI. NEW BUSINESS

#### 1) Lot Size Minimums

Tonya Caddle gave a presentation to the board on current lot sizes in the UDO and how they have changed coming from Environmental Health's jurisdiction to planning. The board discussed at length the varying ideas they had for new lot size minimums and requirements. Rodney Cheek proposed the idea of a 5-acre minimum lot size for subdivisions of 15 lots or greater, with minimum lot sizes reduced by 1 acre for every 5 lots. Access to public water and sewer would further lower lot size minimums by an acre. Tonya Caddle and the board discussed precedent on subdivision phasing and road requirements. Rodney Cheek asked about the possibility of using ordinance to prevent re-subdividing with smaller lot sizes if access to public water and sewer became available after the original subdivision.

The board and Rob Snow discussed definitions and regulations regarding water and sewer access: how Environmental Health defines different kinds and levels of access and what similar regulations and lot size minimums look like for other jurisdictions. The board determined that any new ordinance should have clear definitions of public water and sewer access to determine lot sizes as well as private road requirements. They also discussed the idea of following the county's Land Use Plan for varying lot size minimums. The board decided to continue this discussion during their next meeting with additional ordinance and land use plan information from Planning.

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### **OLD BUSINESS**

None at this time.

### **VII. ANNOUNCEMENTS/DISCUSSION**

Tonya Caddle gave a staff update on the RV ordinance. It went to the Board of Commissioners in May, was tabled until June 6th, and then tabled again until the June 20<sup>th</sup> meeting for discussion.

### **VIII. ADJOURNMENT**

Motion: Bill Poe  
Second: Eric McPherson  
Vote: Unanimous  
Adjourned at 8:30 pm.

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