

Chair

Ray Cobb

Planning Director

Tonya Caddle



Commissioners' Meeting Room

124 W Elm Street

Graham, NC 27253

April 13, 2023 at 7:00 PM

ALAMANCE COUNTY PLANNING BOARD

AGENDA

Virtual-

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

Members Present

Ray Cobb, *Chair*

Rodney Cheek

Vaughn Willoughby

Ernest Bare

Blake Cobb

Arthur Hall

Eric McPherson

Stephen Dodson

Bill Poe

Sandy Ellington-Graves

Amie Perkins

Members Absent

Anthony Pierce

Stephen Dodson

Julian Doby

John Paisley

Staff Present

Tonya Caddle, *Planning Director*

Ian Shannon, *Planner I*

Rik Stevens, *County Attorney*

Brian Baker, *Assistant County Manager*

Rob Snow, *Environmental Health Program Specialist*

I. CALL TO ORDER

Called to order at 7:01 PM

II. ROLL CALL

Staff handled roll call through in-person roster.

III. APPROVAL OF PLANNING BOARD MINUTES

1. March 9, 2023

Motion: Rodney Cheek

Second: Bill Poe

Vote Unanimous

**Meeting Notes:*

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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*

V. BOARD/COMMISSIONER RESPONSES

Rodney spoke to the Planning Board about the Board of Commissioners appointing voluntary board members. He recognized that Alamance County is different from most places in that there is language in the bylaws of the Planning Board that has them vote and make recommendations to the Board of Commissioners to appoint new members. The Board of Commissioners can choose to appoint those members or not but historically they have aligned with the Planning Board's recommendation. Recently they had chosen not to appoint the last two recommended Planning Board members so Planning and Legal staff are working on changes to the bylaws to be more in line with what the Commissioners want to do.

VI. NEW BUSINESS

1. Article 8 Appendix A- Certificate of Wastewater Disposal Systems permitted by The Authorized On-site Wastewater Evaluator.

Tonya Caddle gave a brief overview of the amendment, letting the Planning Board know that this would be implemented to address changes made at the state level. Rob Snow with Environmental Health confirmed this and said this amendment would be necessary to keep up with changes to permitting procedures.

Motion to approve this amendment including the consistency statement: Rodney Cheek
Second: Vaughn Willoughby
Vote Unanimous

This will now go to a public hearing with the Board of Commissioners.

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VII. OLD BUSINESS

1. Article 6 - Section 6.1.5 Temporary Residence Text Amendment

Tonya Caddle stated that there was a lot of discussion on this proposed amendment at last month's meeting and that Legal had worked to provide this new proposed language based on that discussion. Rik Stevens provided a few additional comments, telling the board that the purpose of the three allowed conditions was to tolerate temporary residence for different periods of time under different contexts. He also mentioned that there was currently legislation similar to this amendment being discussed at the state level.

Motion to approve the amendment, striking the last line of the last paragraph referencing receiving a certificate of occupancy: Sandy Ellington-Graves

Second: Vaughn Willoughby

Vote Unanimous

2. Minimum Lot Sizes

Vaugh Willoughby presented a proposal for a new minimum lot size for the county. His proposal would be to increase the minimum lot size from 30,000 square feet to 65,000 square feet per home site. He told the board the reasons behind this proposal were to create more open space, address concerns with wells and septic systems, and offer a more affordable compromise to the 5-acre lot size proposal.

There was some discussion on this proposal. Sandy Ellington-Graves brought up a question on public input and how the board should try to see what the public opinion on lot sizes was. Bill Poe talked about how changing lot sizes could potentially impact county revenue and how he wanted to look at reducing density but also promoting industry so the county can still grow. He also pointed out that there were conversations as a part of the zoning proposal over how to better control the direction of growth. Sandy agreed that 5 acres would be restrictive

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for a lot of people in the county and that they were aiming to protect the quality of life but also manage growth.

Amie Perkins brought up some other lot size standards that she had found looking at surrounding counties. She told the board that Alamance was the most permissive when it came to lots without public water and sewer. She also mentioned that a lot of counties allowed for smaller lot sizes if open space was reserved. Sandy asked the board about the possibility of putting a lot size proposal out for public feedback, saying that before they sent it to Commissioners they would need to be confident that it would pass. Vaughn asked if they should consider adding an open space incentive option as well.

There was discussion on the Toyota plant and the amount of development that it was going to be bringing to the county. Bill mentioned that another thing discussed with the zoning proposal was using setbacks and land spacing to help manage residential development and that could become another piece of the proposal. Rodney Cheek discussed his original proposal, telling the board that he did not want it to be possible to develop 135 houses on 100 acres of land. He addressed the concerns over affordability by mentioning that there are some people that do not have their own house regardless of the price. He also agreed with the idea of sending a proposal out for public feedback.

Ray Cobb told the board that with the number of qualified people in the construction and home business on the board it should not be that hard to come up with a proposal that would be good for the public. In regards to affordability, he told the board that it was something they should seriously consider. He said that city living and apartments were fine, but not everyone wants that.

There was a question on lot sizes and watersheds, and Tonya Caddle clarified that under current regulations you could have one dwelling per acre in a Balance of Watershed area and one dwelling per two acres in a Watershed Critical area. She also mentioned that there was a 1-acre lot size minimum for lots off of a private road.

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Rodney asked about the possibility of gathering public input on this proposal. Tonya said that the county could hold a public meeting and mail out material or seek public input digitally if need be.

Motion to start a public outreach process for discussion and feedback on minimum lot sizes:

Arthur Hall

Second: Amie Perkins

Vote Unanimous

VIII. ANNOUNCEMENTS/DISCUSSION

Rodney Cheek gave the Planning Board some information on the Technical Review Committee meeting that he had been part of that morning. He told the board that there was an 80-foot-tall observation tower being put on Bass Mountain, there were some concerns with the ability for families to widen roads, and that the board might want to look into potential regulations on shipping container communities. Tonya Caddle confirmed that there were concerns with shipping container housing and having multiple units on one piece of property. She also told the board that private road standards needed to be looked at in conjunction with fire code.

IX. ADJOURNMENT

Motion: Amie Perkins

Second: Ray Cobb

Vote Unanimous

Adjourned at 7:47 PM.

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