

Chair

Ray Cobb

Planning Director

Matthew Hoagland



Commissioners' Meeting Room

124 W Elm Street

Graham, NC 27253

November 9, 2023 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. October 12, 2023
- IV. PUBLIC COMMENTS***
- V. BOARD/COMMISSIONER RESPONSES**
- VI. NEW BUSINESS**
- VII. OLD BUSINESS**
 - 1. Minimum Lot Size Discussion
- 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*

Chair

Ray Cobb

Planning Director

Matthew Hoagland



Commissioners' Meeting Room

124 W Elm Street

Graham, NC 27253

October 12, 2023 at 7:00 PM

ALAMANCE COUNTY PLANNING BOARD MINUTES

Virtual-

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

Members Present

Ray Cobb, *Chair*
Rodney Cheek
Vaughn Willoughby
Ernest Bare
Bill Poe
Sandy Ellington-Graves
Amie Perkins
Stephen Dodson
Anthony Pierce
John Paisley

Members Absent

Blake Cobb
Eric McPherson
Arthur Hall
Stephen Dodson

Staff Present

Matthew Hoagland,
Planning Director
Ian Shannon (Virtually),
Planner I
Rik Stevens, *County*
Attorney
Michelle Horn, *Assistant*
County Attorney
Brian Baker, *Assistant*
County Manager
Rob Snow,
Environmental Health
Program Specialist

I. CALL TO ORDER

Called to order at 7:08 PM.

II. ROLL CALL

Staff handled roll call through in-person roster.

III. APPROVAL OF PLANNING BOARD MINUTES

1. September 14, 2023

Motion to accept: Rodney Cheek
Second: Sandy Ellington-Graves
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*

Chair

Ray Cobb

Planning Director

Matthew Hoagland



Commissioners' Meeting Room

124 W Elm Street

Graham, NC 27253

October 12, 2023 at 7:00 PM

ALAMANCE COUNTY PLANNING BOARD MINUTES

IV. PUBLIC COMMENTS*

Max Morgan: Max brought up previous discussion that the board had concerning septic systems. He mentioned that these systems require repair areas, saying that larger lots wouldn't necessarily guarantee a larger repair area and suggested that septic area was not a good basis for considering larger lot sizes.

Philip Morgan: Phillip told the board that increasing minimum lot sizes would be limiting revenue land owners could get from their land. He recognized that the board was proposing this to protect farms but also told the board that they couldn't just stop growth in the county.

David Hadley: David addressed the board saying that he appreciates the opportunity to serve on the Planning Board. He said that he had experience as a builder for many years and has seen much of the growth throughout the county.

V. BOARD/COMMISSIONER RESPONSES

VI. NEW BUSINESS

Matthew Hoagland introduced himself to the Planning Board as the county's new Planning Director. He mentioned that this was his 9th day working for the county and 4th meeting that day. He told the board that he had recently been the Planning Director for Caswell County for 5 years, mentioned that he and his wife live in Yanceyville. He said he had been born and raised in North Carolina and that he was honored to be working here and excited to get started with Alamance County.

VII. OLD BUSINESS

1. Minimum Lot Size Discussion

Rik Stevens reminded the board that at the end of their last meeting he had offered to prepare some draft amendments for the board to frame their discussion with. He suggested that rather than create some new amendment the Planning Board should look at Section 9.4.G.x in the UDO and recommend specific changes to that. There was some discussion about these standards in the UDO and how they interacted with watersheds. Rik mentioned that

**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*

Chair

Ray Cobb

Planning Director

Matthew Hoagland



Commissioners' Meeting Room

124 W Elm Street

Graham, NC 27253

October 12, 2023 at 7:00 PM

ALAMANCE COUNTY PLANNING BOARD MINUTES

approximately a quarter of the county is in some form of watershed and that Jordan Lake buffer rules apply to surface streams across the county. There was some more brief discussion on the watershed requirements and where those were in the county and how some of those were determined by NC DEQ. Ray Cobb mentioned that there was some conversation about forming a subcommittee to take a closer look at this and said that Vaughn, Sandy, and Rodney had volunteered to be a part of that committee. The purpose of this subcommittee would be to gather some data, look at the standards in the UDO, and create a plan for further discussion and potential amendments.

Motion to create a subcommittee for further minimum lot size discussion: Bill Poe

Second: Ernest Bare

Vote: Unanimous

VIII. ANNOUNCEMENTS/DISCUSSION

Brian Baker addressed the board about their appointments and re-appointments saying that they were currently delaying that to consider forming a separate Board of Adjustment. He said that currently the Board of Commissioners filled that role and it would be good to have a separate board to follow separate procedure. Brian mentioned that there was a lot of motion on the Planning Board with all of the new appointments and re-appointments and that it seemed like a good time to shift some members around. He said there was no need for an amendment or proposal at this time but that the commissioners were discussing the idea.

Ray Cobb brought up planning for the board's yearly Christmas dinner that would take the place of their December meeting. Rodney suggested looking at the Cutting Board again but mentioned he would have to look into any extra fees they might have for a group.

**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*

Chair
Ray Cobb

Planning Director
Matthew Hoagland



Commissioners' Meeting Room
124 W Elm Street
Graham, NC 27253
October 12, 2023 at 7:00 PM

ALAMANCE COUNTY PLANNING BOARD MINUTES

IX. ADJOURNMENT

Motion to adjourn: Ray Cobb
Second: Rodney Cheek
Vote: Unanimous
Adjourned at 7:43 PM.

**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*