

ALAMANCE COUNTY PLANNING BOARD
REGULAR MEETING MINUTES
Thursday, January 10, 2019
7:00 p.m., Board of County Commissioners Room

Members Present

Rodney Cheek
Gene Brooks
Lee Isley
Ashley Harris
Melissa Enoch
David Wyatt
David Spruill
Amy Galey

Members Absent

Edgar Pritchett
Dennis Hall
Ray Cobb

Staff Present

Bryan Hagood , *County Manager*
Sherry Hook, *Assistant County Man.*
Ben Pierce, *Assistant County Attorney*
Tonya Caddle, *Planning Director*

I. CALL TO ORDER

Mrs. Caddle called the meeting to order at 7:00 pm.

II. ROLL CALL

Mrs. Caddle took roll.

III. Election of Officers

Chair Nominations
Rodney Cheek was nominated
Motion: Mr. Isley
2nd :Mr. Spruill
Vote: Unanimous

Vice Chair
Mr. Brooks was nominated
Motion: Mr. Wyatt
2nd :Mr. Spruill
Vote: Unanimous

IV. Approval of Planning Board Minutes

December 13, 2018: Board voted to approve minutes.
Motion: Mr. Brooks
2nd: Mr. Wyatt
Vote: Unanimous

Vision: The Planning Board works to provide prudent guidance in land planning issues to reflect the values of the community.

Mission: The Mission of the Alamance County Planning Board is to respond to needs of its citizens by providing leadership and guidance for the comprehensive, thoughtful, and orderly growth and development of our land based upon respect for our rich history, culture, and fairness to our citizens.

V. PUBLIC COMMENTS*

Gary Ulicny-

Requested that the Snow Camp mine be evaluated through the Flood Prevention Ordinance. He noted that there are 2 creeks on the property and an AE flood designation. He would like to see the flood plain development permit for the property. He also added that Alamance Aggregate will have a 500,000 gal/day discharge into the creeks. He requests that the Planning Director review the application and to update the HIDO to have the commissioners review the future applications under this ordinance. Mr. Ulicny also commented that the quarry will bring property values down and that he is concerned about the water supply. He believes that the County needs to develop guidelines.

Laura Johnson-

She asked that the community be involved in the process when an HIDO application is taken. She would like the decision time frame to be 90 days on these applications. She was concerned of the well water impact, flood impact studies and wanted language changed in the ordinance to require other agency permits to be in hand before the County approves an application. Ms. Johnson also mentioned that Orange County replaces people's wells.

Bill Poe-

He is a member of the No Snow Camp Mine Steering Committee. He asked that the board enact a moratorium on application under the Heavy Industrial Development Ordinance so that the ordinance can be amended to make it better.

VI. BOARD/COMMISSIONER RESPONSES

The Board responded with background information on the Heavy Industrial Development Ordinance and when it was last updated to the current ordinance.

VII. NEW BUSINESS

1. Planning Board 2019 Calendar
Motion: Mr. Brooks
2nd :Mr. Spruill
Vote: Unanimous

VIII. OLD BUSINESS

1. Review of Heavy Industrial Development Ordinance

The Board continued its discussion on the review of the Heavy Industrial Development Ordinance. It was suggested that maybe the ordinance should not separate the uses into classes. The concern was brought that the ordinance is a bad ordinance and Planning Board input is needed on what is wrong with the ordinance so that the Board can fix those problems. Things were considered such as the lot size being appropriate, that the original ordinance would have meant the development would need to have 388 acres and that would be hard to meet. The question of what should be allowed in the buffer zone like no flood zone being allowed as a possibility. The question was also brought up whether the County can be more restrictive than the state. This was confirmed that in most concerns we can. The concern of requiring an Environmental Impact study came up and that is something some state agencies ask for depending on the use. The Board asked if they could have the permits brought to

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them for a recommendation to the Board of Commissioners and then the Commissioners can decide if the use is a good fit for wherever is being proposed. The Board currently has no language to use direction such as that in the ordinance.

The Board discussed the Colonial Pipeline that runs on the property where the Snow Camp Mine is and the statement the pipeline released about the limits of the blasting that can be done on that site because the pipeline's proximity to the blasting area.

The Notification process was also discussed and how it needs to be improved from the public notice that is now given in the ordinance.

The Board moved forward to discuss the process of approval that the applications should go through and that it should include the Planning Board and Board of Commissioners.

Motion was made to have all Heavy Industrial Development Ordinance permits to go through Planning Board and Board of Commissioners for approval.

Motion: Mr. Isley

2nd : Mr. Spruill

Vote: Unanimous

The Board then discussed the public notice part of the ordinance.

Motion was made to give public notice of an application within 14 days prior to the Planning Board meeting. Also to place the agenda on the website. The consistency statement with the Land Development plan included Section 3.1 that this amendment will allow for the public to be more involved in the process.

Motion: Mr. Isley

2nd : Mr. Brooks

Vote: Unanimous

IX. ANNOUNCEMENTS/DISCUSSION

There were no announcements

X. ADJOURNMENT

Motion to adjourn at 8:36.

Motion: Mr. Spruill

Second: Mr. Brooks

Vote: Unanimous

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