

ALAMANCE COUNTY PLANNING BOARD
REGULAR MEETING MINUTES
Thursday, May 23, 2019
7:00 p.m., Board of County Commissioners Room

Members Present

Rodney Cheek
Lee Isley
Amy Galey
Ashley Harris
Dennis Arthur Hall
Bill Poe
Ray Cobb
David Wyatt
Gene Brooks
David Spruill
Debra Hyder
Edgar Pritchett

Members Absent

Melissa Enoch

Staff Present

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

I. CALL TO ORDER

Mr. Cheek called the meeting to order at 7:02 pm.

II. ROLL CALL

Mr. Cheek took roll.

III. Approval of Planning Board Minutes

May23, 2019: Board voted to approve February 14, 2019 and April 11, 2019 minutes.
Motion: Mr. Isley
2nd: Mr. Spruill
Vote: Unanimous

IV. PUBLIC COMMENTS*

Dr. Timothy Mucrooney-
Mr. Mucrooney stated his property abuts the approved rock quarry in Snow Camp. He stated that the quarry will be horrible for his home business, water quality, noise, and that he is mad about a letter coming late after the County had approved the application. He stated that everything for that project was done backwards.

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Ms. Allison Ortman-

Ms. Ortman stated that there are covenant and restrictions against commercial businesses in their neighborhood and the quarry bought two lots for their business. She stated that she was concerned that the rock quarry application didn't show up on the County's GIS site until October. She stated that the current ordinance needs to be scrapped, that citizens deserve better for their health and property values. She was concerned about the 2000' spacing requirement and that 20% of that is on other people's property. She stated that her neighbor had her property taken because of this requirement.

V. BOARD/COMMISSIONER RESPONSES

Board members responded to the comments expressing that the interpretation of the spacing requirement and where it is measured from the center and not the edge of the proposed project. They discussed that the original intent of the ordinance was that the facility owner own the land spacing area as well as the actual facility. The members also agreed that the ordinance needs a complete rewrite to bring the ordinance in specifically for Alamance County instead of working off of other jurisdictions' ordinances. The board discussed that what the sub-committee tried to accomplish was to respond to the request of public notice and to band aid what the County currently has and then work towards a total rewrite while we hopefully had a good ordinance to live with during the rewrite. The Board expressed their concern that the County had given the rock quarry an intent to construct permit and the Planning Board never knew either.

VI. NEW BUSINESS

HIDO subcommittee recommendation on Heavy Industrial Development Ordinance update

The Board then discussed the handout summarizing the changes that the sub-committee was recommending. The discussion included how the changes improve the current ordinance but doesn't rewrite the ordinance. It is meant to be a fix until the whole ordinance can be rewritten. The new ordinance allows the Planning Board to certify what the Planning Director has reviewed and then the Commissioners will make the final decision. The idea that the County needs zoning to get better regulations for these uses was also discussed. The board brought that if the boards can't really make decisions of yes or no, there is no purpose in the boards, but zoning will take two years to implement. The sub-committee rewrite was simply used as a bridge from the current ordinance to the new complete rewrite. The draft ordinance is a temporary positive since it removes the waivers from the spacing waivers from neighbors, it protects the neighbors of a project. Mr. Poe then brought to the Board the email he had sent including what other jurisdictions have in their ordinances and that setbacks instead of spacing requirements are used. It was also discussed that the Board was surprised when the spacing requirement landed on adjoining property owners' land. The Board reiterated that this rewrite is to be temporary until a final replacement can be written. Mr. Poe then spoke representing the No Snow Camp mine group he is a member of and that his group believes that the

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rock quarry will be turned into an asphalt project that will serve these various project just over the county line being built. The concern of how to do a rewrite and whether it would be kept at the Planning Board level of move it to the sub-committee to do the work to bring it back to the Planning Board for review. The Board discussed whether they could approve what the sub-committee has done and then keep the moratorium to help the full rewrite.

May 23, 2019: Board to approve the sub-committee revisions.
Motion: Mr. Cobb

The motion was discussed with Mrs. Galey expressed how the commissioners wanted a quality complete ordinance not a temporary fix and work on the complete package for later. She stated her appreciation to the sub-committee for their work and that it was sad that the Planning Board hasn't been able to get a quorum to discuss that work. The board then discussed if 120 day extension to the moratorium would be enough. There was also a concern that the ideas need to be exposed to all areas of the County to get real results. The board then discussed that a six month extension may be needed with summer coming and people being busy.

May 23, 2019: Board to approve a six month extension to the HIDO moratorium.
Motion: Mr. Isley
2nd: Mr. Cobb
Vote: Unanimous

VII. ANNOUNCEMENTS/DISCUSSION

There were no announcements.

VIII. ADJOURNMENT

Motion to adjourn at 8:37.
Motion: Mr. Cobb
Second: Mr. Spruill
Vote: Unanimous

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