

ALAMANCE COUNTY PLANNING BOARD
REGULAR MEETING MINUTES
Thursday, July 11, 2019
7:00 p.m., Board of County Commissioners Room

Members Present

Rodney Cheek
Lee Isley
Bill Poe
Ray Cobb
Gene Brooks
Edgar Pritchett
Ashley Harris
Amy Galey

Members Absent

David Wyatt
David Spruill
Dennis Arthur Hall

Staff Present

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

I. CALL TO ORDER

Mr. Cheek called the meeting to order at 7:00 pm.

II. ROLL CALL

Mr. Cheek took roll.

III. Approval of Planning Board Minutes

July 11, 2019: Board voted to approve June 9, 2019 minutes.

Motion: Mr. Pritchett

2nd: Mr. Cobb

Vote: Unanimous

IV. PUBLIC COMMENTS*

Mr. Charlie Deaton brought to the Board concerns on Bellemont Mt. Herman Church Rd. He stated concerns for high grass, junk cars, solid waste, a burned home, multiple campers on a property set up, and then a modular home also being set up on the property. Mr. Deaton addressed a property down the street from him that has a dump truck with trees growing through it, old construction equipment and materials and a mobile home.

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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.

He explained that this has been a concern for a while and he was interested in knowing what the Planning Board could do to help him.

V. BOARD/COMMISSIONER RESPONSES

The Board responded with suggestions that the solid waste he is complaining about could be something Environmental Health with the County can help with. The Board suggested that it could take a little while to get the modular home set up since businesses are so busy. The Board asked staff if they were aware of the situation. Staff acknowledged that the place Mr. Deaton has talked about is an active complaint that staff is working with the property owners on the junk cars and things and that the modular home is fine to have on the property with the burned out home there too. The board also said that someone can't be told they can't park their equipment on their own property. They also said that construction and agricultural uses were exempted in the ordinance.

VI. NEW BUSINESS

HIDO subcommittee recommendation on Heavy Industrial Development Ordinance update

Mr. Isley discussed where the sub-committee is at now. He let the board know that the sub-committee has met three times now. He went through the first few pages of the ordinance and stated that Class II auto salvage and metal recycling Class IV would now be a Class III and that Class II is correct for the soft mining and resource mining. He stated that the land spacing and setbacks may be something the committee comes back to the Board with changes. The committee will likely focus more on setbacks. The sub-committee has decided to take some visits to facilities in Alamance County and look at the uses and how they affect the area around them. The hope is that at the September Planning Board meeting the sub-committee will have a draft ready for the Board to look at. The Board was very glad the committee is looking at everything and looking at facilities around the county.

VII. ANNOUNCEMENTS/DISCUSSION

Ms. Caddle announced that if the Board wishes to take up member business that there are two applicants for positions with the County planning Board. She also let the Board know that a memo was provided explain Ms. Enoch's attendance and that the Board can vote to take her off the Board and then send that recommendation to the Board of commissioners per the bylaws. The attendance of that member was a problem according to the bylaws. The Board decided to take up the business of membership. The Board had discussion on how in the past the procedure has been for an applicant to be put on an agenda and have the applicant at the Planning Board meeting they are on the agenda for. This way the Board members can meet and ask questions of the applicant. At this meeting only one applicant was brought for the Board to talk with, Ms. Walker was in attendance for any questions the Board had of her. Mr. Cobb made the motion to put the item on next month's agenda and was seconded by Mr. Brooks. Discussion continued with no vote. The Board continued to discuss the matter with the liaison as part of the discussion. As the discussion went in the

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direction of taking care of removing Ms. Enoch from the Board at this meeting, the Board decided to make the change at this meeting.

July 11, 2019: Board to approve removing Ms. Enoch from the Planning Board.

Motion: Mr. Brooks

2nd: Mr. Cobb

Vote: Unanimous

Discussion continued as to whether to move forward with a recommendation of a new member. Ms. Caddle let the Board know that Ms. Walker was present but due to conflicts in our ordinances staff was unsure if she could serve due to requirements of township limits. So, the Board decided to allow her to speak but take no action on her application at the meeting. Mr. Willoughby was discussed as the other applicant for the possible Planning Board member. Discussion included that the Board has in the past brought the candidate in to speak at the meeting before making a formal decision to recommend them for membership. As the discussion continued, the Board decided to move forward at this meeting.

July 11, 2019: Board to approve Mr. Willoughby's membership on the Planning Board.

Motion: Mr. Isley

2nd: Ms. Harris

Vote: Mr. Cobb abstained and six votes for approval

The Board then discussed that this was setting precedent for this Board as this was not the usual way membership was handled for this Board.

Ms. Caddle announced that the Land Development Plan update is moving and that the Board of Commissioners voted for approval of a contract for services with Stewart and staff is moving to get the contract signed and the project started.

VIII. ADJOURNMENT

Motion to adjourn at 8:01.

Motion: Mr. Brooks

Second: Mr. Cobb

Vote: Unanimous

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