

**ALAMANCE COUNTY PLANNING BOARD**  
**REGULAR MEETING MINUTES**

**Thursday, June 10, 2021**

7:00 p.m. – Virtual and In-person; 201 W. Elm Street, Graham, NC

**Members Present**

Ray Cobb  
Gene Brooks (virtually)  
Bill Poe  
Rodney Cheek  
John Paisley  
Vaughn Willoughby  
Lee Isley  
Blake Cobb  
Eric McPherson  
Sandy Ellington-Graves

**Members Absent**

David Spruill  
Danielle Walker  
Debra Hyder  
Arthur Hall

**Staff Present**

Tonya Caddle, *Planning Director*  
Taylor Perschau, *Planner II*  
Ben Pierce, *Assistant County Attorney*  
Sherry Hook, *Assistant County Manager*

**I. CALL TO ORDER**

Chair of the Planning Board Ray Cobb called the meeting to order at 7:06 pm.

**II. ROLL CALL**

Staff handled roll call through Zoom log in and in-person roster.

**III. PUBLIC COMMENTS\***

No public comments were received for consideration.

**IV. BOARD/COMMISSIONER RESPONSES**

No responses considering no public comments were received for consideration.  
Commissioner Paisley did extend a warm welcome to the new members who made it through the appointment process to join tonight's meeting as Board members.

**V. NEW BUSINESS**

1. Planning Board Membership Attendance

The board reviewed attendance records for 2020 and 2021 Planning Board meetings. With several public hearings expected in the coming months and a

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review of the Snow Camp Zoning Ordinance that consultants are currently working on, the Board agrees that continued engagement and participation is critical to the work of the Board and will continue to keep attendance records in mind.

## **VI. OLD BUSINESS**

### **1. Draft Unified Development Ordinance**

Board reviewed the draft UDO that staff prepared in response to NCGS 160D requirements. The document consolidates existing land use regulations into one unified development ordinance. Board discussed a few modifications and moved the UDO on to be considered for approval by the Board of Commissioners.

*Regarding temporary use of recreational vehicles for residential occupancy:*

**Motion** to allow for the permit holder the opportunity to appeal for an additional 12 month period not to exceed this 12 month extension: Vaughn Willoughby

**Second:** Bill Poe

**Vote:** Unanimous

*Regarding language added by County legal department intended to add clarity to what is allowable within Heavy Industrial Development Operations Setback:*

**Motion** to remove “design elements” statement out of Heavy Industrial standards: Bill Poe

**Second:** Lee Isley

**Vote:** unanimous

**Motion** to recommend the approval of the UDO to Board of Commissioners: Rodney Cheek

**Second:** Vaughn Willoughby

**Vote:** unanimous

**Motion** to adopt consistency statement: Vaughn Willoughby

**Second:** Cheek

**Vote:** unanimous

## **VII. ANNOUNCEMENTS/DISCUSSION**

## **VIII. ADJOURNMENT**

**Motion** to adjourn at: 8:04pm

**Second:** Rodney Cheek

**Vote:** unanimous

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