

ALAMANCE COUNTY PLANNING BOARD
REGULAR MEETING MINUTES

Thursday, July 8, 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 7:01 pm.

II. ROLL CALL

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

III. APPROVAL OF PLANNING BOARD MINUTES

1. May 13/19, 2021
2. June 10, 2021

Motion to approve all minutes as drafted: Eric McPherson

Second: Lee Isley

Vote: Unanimous

IV. PUBLIC COMMENTS*

No public comments were received for consideration.

V. BOARD/COMMISSIONER RESPONSES

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.

No responses considering no public comments were received for consideration. Commissioner Paisley did offer a congratulations to Tonya Caddle for her new position as Director of Inspection and Planning.

VI. NEW BUSINESS

1. Public Hearing: HIDO Intent to Construct Permit Application – Phillippie Landfill, Phase 2

Chair Cobb called the public hearing to order at 7:09pm. Staff presented the application details and overview of the proposed expansion of an existing inert debris landfill at 4301 Kimesville Road, Burlington, NC 27215. The operation has an up-to-date Heavy Industrial Development Permit and is seeking to use additional acreage on the existing parcel.

Applicants Kenneth and Kim Phillippie introduced themselves and presented their proposal to continue operations as currently exists on property with additional acreage to manage the need for space and processing. Applicants and staff addressed the neighbor concern about whether there would be increased traffic and road congestion from this change. Applicant does not anticipate increased vehicle traffic but did make note that there has been increased subdivision development near the operation that is likely more of a traffic contributor.

Motion to recommend the application to the Board of Commissioners for approval: Rodney Cheek.

Second: Eric McPherson

Vote: Unanimous

2. Snow Camp Zoning Ordinance Presentation by Stewart

Jake Petrosky, Jay McLeod, Andrea Radford, and Chad Sary were present from Stewart and discussed the draft Snow Camp Zoning Ordinance and what the upcoming public input will look like. The draft ordinance will ultimately be incorporated into the newly adopted Unified Development Ordinance and its existing administration procedures. In the upcoming weeks, staff and Stewart will be meeting with a steering committee to ensure the ordinance is moving in the direction that best works for the Snow Camp community. Following that, there will also be a handful of public meetings to receive comments and concerns from the Snow Camp community.

VII. OLD BUSINESS

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.

VIII. ANNOUNCEMENTS/DISCUSSION

The Planning Department has posted an opening for a Planner to join the staff. The additional staff member will help the department administer the new zoning regulations in the Town of Swepsonville, which the County is contracted with to provide planning services. The role will also serve to support general department needs to match the continued growth and development in the County.

IX. ADJOURNMENT

Motion to adjourn at: 7:57pm: Rodney Cheek

Second: Bill Poe

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.