

ALAMANCE COUNTY PLANNING BOARD
REGULAR MEETING MINUTES

Thursday, August 12, 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
Arthur Hall
Vaughn Willoughby
Lee Isley
Debra Hyder
Eric McPherson
Sandy Ellington-Graves
(virtually)

Members Absent

David Spruill
Danielle Walker
John Paisley
Blake Cobb

Staff Present

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

I. CALL TO ORDER

Chair of the Planning Board Ray Cobb called the meeting to order at 7:02 pm.

II. ROLL CALL

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

III. APPROVAL OF PLANNING BOARD MINUTES

1. July 8, 2021

Motion to approve all minutes as drafted: Eric McPherson

Second: Bill Poe

Vote: Unanimous

IV. PUBLIC COMMENTS*

No public comments were received for consideration of items not listed on the agenda.

V. BOARD/COMMISSIONER RESPONSES

No responses considering no public comments were received for consideration.

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.

VI. NEW BUSINESS

1. Public Hearing

- a. Necal Solar Farm – 4945 N NC 49, Parcel 166934, solar energy system project approximately 27.75 acres in size

Chair Cobb called the public hearing to order. Louis Iannone, representative of Strata Solar, introduced the project and explained the details of project location and size. Board members had application and site plan details available in the agenda packet. Board members expressed concern for whether this project was taking productive agricultural land out of production. Mr. Iannone shared that after the anticipated lifespan of the solar energy system, decommissioning and removal of equipment would allow for land to return to agricultural use and that the solar use is not proposed to cover the entirety of available parcel acreage.

Motion to recommend the application to the Board of Commissioners for approval: Bill Poe

Second: Rodney Cheek

Vote: Unanimous

- b. Quaker Creek Solar Farm – Dickey Mill Road, GPINs 9807580256, 9807179822, 9807346315, 9807682665; solar energy system project approximately 430 acres in size

Carson Harkrader, CEO of Carolina Solar – project developer for Quaker Creek Solar, introduced the project and project team. Ms. Harkrader discussed project size, location, power production, and neighbor engagement conducted thus far. John Barefoot, engineer with Kimley Horn, discussed the technology being used on this project and some aspects of materials involved. Nick Kirkland, appraiser with Kirkland Appraisals, detailed property value impact of solar projects like Quaker Creek and communicated that such projects do not have a negative valuation impact on neighboring properties. Board members and project neighbors in attendance questioned the construction timeline and noise disturbance that would be involved in such a large-scale project. The Quaker Creek project team highlighted the vegetative buffers they've incorporated into the site plan as a measure of minimizing impact on the project's residential neighbors.

Motion to recommend the application to the Board of Commissioners for approval: Lee Isley

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.

Second: Vaughn Willoughby

Vote: Unanimous

2. A Review of Simple Times Mobile Home Park, Phase Two – Friendship Rock Creek Road, GPIN 8759558345

Planning Board member Lee Isley recused himself from this agenda item communicating his family connection to the project and the conversations he's had with the project developer, Mr. Isley's cousin Tony Moize, regarding this application. Property owner and project developer Tony Moize introduced himself and the project as phase two of the Simple Times Mobile Home Park. Mr. Moize presented his request for individual review as the proposed phase two does not meet the design requirements of the Manufactured Home Park Ordinance, under which this project is reviewed. Mr. Moize detailed how the standards of the ordinance create hardship for his property use and project goals - namely, the minimum space size, minimum space width, minimum parking, required setback from travelway, and 50' clearway requirement.

Planning Board members discussed the intent of the ordinance and the fact that this project does not neatly fit within the original intent and parameters of the Manufactured Home Park Ordinance as mobile home parks and rv parks operate differently in practice.

Motion to recommend this review for approval to the Board of Commissioners:

Eric McPherson

Second: Vaughn Willoughby

Vote: Unanimous

VII. OLD BUSINESS

1. Planning Board Membership Attendance

Staff presented the details of the attendance history records of Planning Board members for years 2021, 2020, and 2019. Board continued ongoing conversation of the importance of consistent attendance and committed engagement from all members. Board discussed whether there is need to change the process for how member attendance is monitored and responded to in the case that recurring absence becomes an issue. Board directed staff to review Planning Board bylaws and present possible options for recurring absences at the next Planning Board meeting.

VIII. ANNOUNCEMENTS/DISCUSSION

In addition to reviewing the board bylaws, Planning Board members asked to set an agenda item for the following meeting to further explore the need for revision of the Manufactured

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.

Home Park ordinance as there have been multiple inquiries from potential developers in recent months related to RV parks and tiny home developments in the County, both of which do not immediately work well with the existing Manufactured Home Park Ordinance standards.

Staff also provided an update on the work of the Snow Camp Zoning Ordinance Subcommittee. The subcommittee held its first meeting in late July and anticipate a follow-up meeting in late August/early September to work through the details of the ordinance and prepare for scheduled public meetings in the Snow Camp community.

IX. ADJOURNMENT

Motion to adjourn at: 8:44pm Rodney Cheek

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.