

ALAMANCE COUNTY PLANNING BOARD
REGULAR MEETING MINUTES

Thursday, September 9, 2021

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

Members Present

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

Members Absent

David Spruill
Danielle Walker
Blake Cobb

Staff Present

Tonya Caddle, *Planning Director*
Taylor Perschau, *Planner II*

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. August 12, 2021

Motion to approve all minutes with the correction regarding approval of solar farms: Gene Brooks

Second: Rodney Cheek

Vote: Unanimous

IV. PUBLIC COMMENTS*

Phillip Morgan, 1300 Bonfire Drive, Mebane, NC; spoke on attempts for approval of RV/mobile home parks, interested in Board discussion bc of his business in developing and operating mhps; adding decks/built structures

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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.

Myron Privett, RV Parks of the Triad; in agreement for the need for standards that work for traveling/temporary jobs; overnights and monthly residents; lot size and setbacks stand out as the most problematic standards for rv parks within the current mhp ordinance

V. BOARD/COMMISSIONER RESPONSES

Lot width and depth, setbacks; expressed need for subcommittee/comparison of existing RV park ordinances across the state in comparable communities.

Commissioner Paisley noted that the Board of Commissioners approved the independent review for Simple Times Mobile Home Park.

VI. NEW BUSINESS

1. Manufactured Home Park Ordinance discussion

Director Caddle presented why and how this item came to be on the agenda. Discussed where/whether tiny homes would fit into these standards should we separate the mhp and rv standards. Board in concurrence that the two uses need to be separated with two different standards. Aim for 60-90 day timeframe to present option to PB/BOC; to include EH/Planning/rodney cheek/sandy ellington-graves/lee isley

Motion to appoint a subcommittee: Rodney

Second: Vaughn

Vote: unanimous

VII. OLD BUSINESS

1. Planning Board Membership Attendance

Staff presented the updated attendance records. Lee isley/David Spruill are expiring; two other are up for renewal (debra hyder? And ??

Board asked to bring Danielle Walker's attendance before the Planning Board

VIII. ANNOUNCEMENTS/DISCUSSION

Upcoming Monday Snow Camp Zoning Steering Committee, public meeting expected at end of month;

Commissioner Paisley announced 9/11 ceremonies;

Gene Brooks ask about whether we want to consider changes subdivision lot sizes;

Ray Cobb suggests to invite snow camp subcommittee to October Planning Board meeting

IX. ADJOURNMENT

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Motion to adjourn at: 8:28pm Rodney Cheek.
Second: Lee Isley

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