

ALAMANCE COUNTY PLANNING BOARD

REGULAR MEETING MINUTES

Thursday, October 14, 2021

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

Members Present

Ray Cobb
Gene Brooks
Bill Poe (virtually)
Rodney Cheek
Arthur Hall
Lee Isley
Vaughn Willoughby
John Paisley
Blake Cobb

Members Absent

David Spruill
Danielle Walker
Debra Hyder
Eric McPherson
Sandy Ellington-Graves

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 7:08 pm.

II. ROLL CALL

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

III. APPROVAL OF PLANNING BOARD MINUTES

1. September 9, 2021

Motion to approve minutes as presented: Vaughn Willoughby

Second: Lee Isley

Vote: Unanimous

IV. PUBLIC COMMENTS

None presented.

V. BOARD/COMMISSIONER RESPONSES

None.

VI. NEW 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.

1. Planning Board Membership Applications

The Planning Board is set to have three open seats by 12/31/2021 and two current appointments with terms ending 12/31/2021 that are eligible for renewal. The Board first reviewed the two member applications that are eligible for reappointment: Vaughn Willoughby and Bill Poe.

Motion to reappoint Bill Poe as a member of the Planning Board: Rodney Cheek

Second: Gene Brooks

Vote: unanimous

Motion to reappoint Vaughn Willoughby as a member of the Planning Board: Rodney Cheek

Second: Lee Isley

Vote: unanimous

Applicant Max Morgan attended in-person to present himself as an applicant for the Board. Mr. Morgan works for P. Morgan Enterprises and indicated that his 10 years of work in land development give him the necessary experience to be an asset to the Board. Mr. Morgan has lived in Alamance County for his whole life and communicated that he's interested in serving on the Board so as to help Alamance County develop in a positive manner.

Applicant Stephen Dodson was also in attendance in-person to speak to his interest in serving on the Board. Mr. Dodson is a third generation Alamance County resident currently living in the Pleasant Grove township. His career has given him various perspectives on land development. His earlier work had him employed as a mechanical drafter and he now works as a civil engineer working on residential and commercial development. His interest in serving on the Board is to ensure that whatever development does occur in Alamance County is "responsible development" that considers the existing community's vision for the future.

Applicant Anthony Pierce joined the meeting virtually to convey his interest in serving on the Board. Mr. Pierce has a background in research that he believes would serve the Board well as they consider changes to any existing ordinances and new proposals to clarify or add various considerations to Planning ordinances. Mr. Pierce indicated that he keeps up with Planning Board agendas and past meetings and is genuinely invested in the work of the Board as a community member and neighbor.

Barrett Brown was in the applicant pool but is no longer eligible for consideration due to his service to the Town of Green Level and his appointment to the Soil and Water Conservation District Board of Supervisors. Charles Deaton removed his name from consideration prior to the meeting. Tim Woody, Joshua Canzona, Ernest Bare, and Cora

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Palfy were not in attendance but their applications were still considered. Mr. Woody, Mr. Canzona, and Mr. Bare had previously presented their applications to the Board at a previous Planning Board meeting.

Motion to recommend Stephen Dodson for appointment to the Planning Board: Gene Brooks

Second: Rodney Cheek

Vote: unanimous

Motion to recommend Anthony Pierce for appointment to the Planning Board: Lee Isley

Second: Rodney Cheek

Vote: unanimous

Motion to recommend Ernest Bare for appointment to the Planning Board: Gene Brooks

Second: Rodney Cheek

Vote: unanimous

VII. OLD BUSINESS

VIII. ANNOUNCEMENTS/DISCUSSION

Planning Director Tonya Caddle updated the Board on the progress of the Manufactured Home Park Ordinance subcommittee discussions. The subcommittee expects to bring the proposed changes before the Board during its November meeting.

Director Caddle also provided updates and insights received for the Snow Camp Zoning Ordinance during the September 30th public meeting held at the Snow Camp Volunteer Fire Department. The ordinance steering committee and consultants are returning to the document for revisions in response to public comments and are expected to hold a final steering committee meeting within the next month.

Commissioner Paisley shared with the Board that the County now has new legal representation and that the legal team is getting acquainted with what's going on in the County and the work of the Planning Board. October 18 and November 1 are the next scheduled Board meetings, and Commissioner Paisley recommended that the Planning Board appointment recommendations be scheduled for an evening meeting so the applicants can more easily plan to join the meeting.

IX. ADJOURNMENT

Motion to adjourn at: 7:38pm Gene Brooks.

Second: Rodney Cheek

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