

Chair

Ray Cobb

Planning Director

Tonya Caddle



Commissioner's Meeting Room

124 W. Elm Street

Graham, NC 27253

January 19, 2022 at 7:00 PM

ALAMANCE COUNTY PLANNING BOARD

AGENDA

Virtual- <https://www.youtube.com/channel/UC1QADkhkyUpac9rMs42imjA>

Members Present

Ray Cobb
Rodney Cheek
Gene Brooks
Bill Poe
Vaughn Willoughby
Eric McPherson
Sandy Ellington-Graves
Arthur Hall
Stephen Dodson (virtually)
Anthony Pierce
John Paisley

Members Absent

Blake Cobb
Ernest Bare
Debra Hyder

Staff Present

Tonya Caddle, *Planning Director*
Ian Shannon, *Planner I*
Sherry Hook, *Assistant County Manager*

I. CALL TO ORDER

Called to order at 7:07

II. ROLL CALL

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

III. PUBLIC COMMENTS*

Linda Lee: Read some quotes from a Change.org survey from residents concerned about class 3 industry.

Mike Owens: Talked on how restrictive the zoning ordinance seemed.

Jane Majors: Expressed concern over family subdivision restrictions and restrictions on mobile home communities.

Gary Ulicny: Called on the planning board to address heavy industry with the ordinance.

Charles Cheek: Stated his position against the zoning ordinance.

Roger Owens: Talked on not wanting anyone or the government controlling his land and asked the planning board to get rid of the zoning ordinance.

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Joe Thompson: Didn't agree with the zoning ordinance but asked the board to control heavy industry.

Ron Spinhoven: Mentioned a petition to restrict class 3 industry that he had started. Expressed the need for the board, staff, and community to continue working on the ordinance to find some common ground over how to protect Snow Camp.

Jerry Wall: Spoke in opposition to the zoning ordinance and stated there was a reliance on gravel and stone for things like roads and stores for the county's economy.

David Hunley and Jeff Morrison: Also didn't want zoning but wanted more to be done for heavy industry.

John Campbell: Expressed concern for a potential lack of control over what would happen to Snow Camp without some kind of restrictive ordinance.

Philip Morgan: Talked about the current mobile home park ordinance and how the proposed changes to it would be more restrictive. Recommended using the RV park regulations in the zoning ordinance instead of the new proposed mobile home park regulations.

Ike Holt: Argued that heavy industry could be looked at with a tougher HIDO, not a zoning ordinance that would take away personal property rights.

Eric Henry: Expressed the need for this ordinance as a way for the board to make choices for Snow Camp before those changes are made for them by heavy industry developers.

Kenny Owens: Expressed opposition to any form of zoning.

Comments closed at 7:54

IV. BOARD/COMMISSIONER RESPONSES

Comm. Paisley announced his presence as liaison to the Board of Commissioners and wanted to make it known that the commissioners care about making the right choice.

V. NEW BUSINESS

VI. OLD BUSINESS

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1. Draft UDO Text Amendment- Article 5 Snow Camp Zoning Ordinance

Board members discussed specific questions and points of contention they had with the proposed zoning ordinance: they didn't think the specific requirements on accessory dwellings, garage sales, landscaping were necessary. There were concerns of specific mention of gazebos. Contention with accessory structures being unable to be taller than twelve feet, microbreweries requiring special use permits, and impervious surface for parking being at 40%. Pg. 31, ATM screening requirements. Pg. 32, gas station within 300 feet of an intersection. Streamers not being allowed where you sell utility buildings. Pg. 51 and 52, landscape design elements. Addressing parking requirements, painting gravel isn't going to work well. One canopy tree per residential lot and parking lot landscaping were additional concerns along with Bradford pears, pines, and crepe myrtles being exempted from landscape buffering was also brought up.

There was some discussion and both Mrs. Caddle and Mr. Scott clarified the proposed rules and regulations for family subdivisions.

There was question and discussion over how necessary zoning itself was, and if the HIDO could be strengthened to deal with these problems. There was consensus that the public wanted to deal with class 3 heavy industry but was split on zoning. Mrs. Caddle spoke to the decision-making process that zoning would establish and that it would be the best way to limit class 3 industry.

There was discussion to make a subcommittee of 5 board members and one alternate to take a further look at this and revise before the next planning board meeting.

Motion: Mr. Cheek

The members would include: Bill Poe, Eric McPherson, Ernest Bare, Anthony Pierce, Rodney Cheek. Sandy Ellington-Graves as an alternate

Second: Mr. Willoughby

There was some discussion on the purpose of the proposed subcommittee, that it would provide medium ground on which to tackle heavy industrial development while trying to protect personal property rights. The subcommittee would report back to the Planning Board with their findings on the feasibility of rewriting the HIDO to better restrict heavy industry.

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Roll Call Vote:

Mr. Dodson: Yay

Mr. Cobb: Yay

Mr. Cheek: Yay

Ms. Ellington-Graves: Yay

Mr. Poe: Yay

Mr. Willoughby: Yay

Mr. McPherson: Yay

Mr. Hall: Yay

Mr. Pierce: Yay

Mr. Brooks: Nay

The consensus on that board was that the public didn't seem to want zoning but all wanted to look at restricting heavy industry. The board expressed a wish to not impede on any property rights while figuring out how to protect residents.

VII. ANNOUNCEMENTS/DISCUSSION

VIII. ADJOURNMENT

Motion: Mr. Brooks

Second: Mr. Poe

Vote: unanimous

Adjourned at 8:32.