

Chair

Ray Cobb

Planning Director

Tonya Caddle



Historic Courthouse

1 SE Court Sq.

Graham, NC 27253

February 10, 2022 at 7:00 PM

ALAMANCE COUNTY PLANNING BOARD

AGENDA

Virtual-

<https://www.youtube.com/AlamanceCountyNC>

Members Present

Ray Cobb
Rodney Cheek
Gene Brooks
Vaughn Willoughby
Eric McPherson
Sandy Ellington-Graves
Arthur Hall
Stephen Dodson
Blake Cobb
Ernest Bare
Anthony Pierce
Debra Hyder
John Paisley

Members Absent

Bill Poe

Staff Present

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

I. CALL TO ORDER

Called to order at 7:00.

II. ROLL CALL

Staff handled roll call in person.

III. APPROVAL OF PLANNING BOARD MINUTES

IV. PUBLIC COMMENTS*

A reminder was made that each speaker would be limited to 3 minutes.

Max Morgan and Philip Morgan: Expressed concern that the new requirements in the RV park ordinance would regulate them out of business and impact affordable housing in the county by making it harder to develop mobile home parks.

Jeff Allred: Had contentions with increases to lot size requirements. Wanted the board to look at changing current ordinances instead of establishing zoning.

***Meeting Notes:**

1. *Those wishing to make public comments should sign-in prior to the meeting.*
2. *In order to be fair and ensure that all citizens wishing to speak may be heard, the Chair may place time limits on public comments.*
3. *Any further discussion by the public on a given agenda item is subject to the discretion of the Chair of the Planning Board*

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Laura Corin: Showed support for the subcommittee to look at heavy industry specifically.

Ruth Rogers: Wanted the board to look at the zoning ordinance and make it more appropriate for the Snow Camp area. Had a specific concern with the limits to RV parks, but had more general concerns that Snow Camp could end up with out a plan while other areas of the county got land-use plans.

William Newton: Shared testament to his management of mobile home parks and how they were safe and clean. Had concerns with how the new rules and regulations were trying to get rid of mobile home parks.

Jane Lea Hicks: Urged the subcommittee to continue working on the ordinance to create more of a review process for heavy industry than a checklist before approval.

Stephanie Thurman: Spoke on activity from the quarry, blasting and trucks driving to and from it throughout the day.

Mike Owens: Expressed grievances with Tonya Caddle and the county for approving the zoning ordinance to be started. Alleged that Caddle just wanted to get zoning put in place in the county and didn't care for any public input to the process.

Allen Rowland: Raised some questions as to her perceptions on the RV and mobile home park ordinances being lumped together and impacting current mobile home park owners and operators.

Ron Spinhoven: Spoke in favor of having zoning as a means of being able to say no to intensive heavy industry.

Linda Justice: Raised some questions about perceived new regulations on mobile home parks out of worry her parks would be considered non-compliant under new ordinance.

Robert Tucker: Expressed some concerns with potential neighboring RV/mobile home parks devaluing his property and creating traffic.

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Jane Majors: Had concerns with the regulations put on family subdivisions, questioned the ability to subdivide every 2 years. Asked the planning board not to pass the zoning ordinance and keep Snow Camp unrestricted.

Justin Pickett: Questioned the necessity of zoning to say no to heavy industry in snow camp. Stated that he didn't serve for 24 years to come back to somewhere just like Orange County.

Jerry Wall: Stated his opposition to zoning and the ordinance for Snow Camp.

Ike Holt: Urged the planning board to move forward by looking at ordinance instead of zoning, to listen to those speaking, and understand that zoning isn't wanted. Called for a public vote.

Robert Smith: Stated opposition to zoning or selective zoning anywhere in the county, and called for a subcommittee to research what was actually happening in Snow Camp.

Jimmy Collins: Expressed grievance with the change of minimum lot size from 3 to 5 acres.

Roger Owens: Called on the planning board to kill the zoning ordinance.

Amanda Hodiery: Stated that they were a lawyer representing Philip Morgan, and urged the planning board to send the RV ordinance to a steering committee or subcommittee to look at how much of an impact it has on the public.

Joe Rice: Expressed strong opposition to the zoning ordinance, calling it a waste of money and discrimination because it only applied to Snow Camp.

Charles Whitman: Asked the planning board to consider the impact the new ordinance would have on current mobile home park residents.

Cletus Dodson: Commented that current mobile home park regulations were already very strict in comparison to other counties.

Jim Dickerson: Expressed concern over a potential mobile home park neighborhood being developed next to the subdivision he lives in. Concerns over safety and traffic.

Public comment closed at 8:07 pm.

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10-minute recess was called.

V. BOARD/COMMISSIONER RESPONSES

VI. NEW BUSINESS

1. Discussion - UDO Text Amendment - Article 6 Section 6.7 Manufactured Home Parks

There was some clarification between Ms. Caddle and the planning board over the scope of the ordinance amendment. It was clarified that mobile home parks would remain as is but there would be regulations written in to apply to RV parks separately. There was some clarification on the verbiage concerning nonconforming parks but it was confirmed that the regulations concerning mobile home parks were not changing and present mobile home parks would be unaffected by this amendment. The option of forming a subcommittee was discussed.

Motion to form a subcommittee for this amendment from Mr. McPherson

Second by Mr. Cheek

There was discussion on handling this amendment as the planning board instead of forming a subcommittee since the board will be meeting twice a month and there is already a subcommittee looking at the HIDO.

Motion to handle the amendment at the planning board level instead by Mr. Cheek

Second by Mr. Brooks

Vote: unanimous

Amanda Hodiére called out a point of order and asked if these planning board meetings would be public hearings. It was discussed that these would be regular planning board meetings where public comment would be available.

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VII. OLD BUSINESS,

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

Motion to leave the subcommittee in place to review class 3 heavy industrial work in the HIDO and not recommend zoning to the commissioners by Mr. Cheek

Second by Mr. Brooks

Motion carries with an opposition vote by Mr. Poe

VIII. ANNOUNCEMENTS/DISCUSSION

Mr. Scott spoke on the legality of mandating coal ash. The county cannot have any ordinance that controls coal ash. That power lies with the state.

IX. ADJOURNMENT

Motion by Mr. Brooks

Second by Mr. Cheek

Vote: unanimous

Meeting adjourned at 9:19 pm

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