

**Board Chair:**  
Rodney Cheek

**Planning Director:**  
Matthew Hoagland



Commissioners' Meeting Room  
124 W Elm Street  
Graham, NC 27253  
July 11, 2024 at 7:00 PM

# ALAMANCE COUNTY PLANNING BOARD

## AGENDA

Virtual-

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

### **Members Present**

Rodney Cheek  
Vaughn Willoughby  
Anthony Pierce  
Henry Vines  
Stephen Dodson  
Bill Poe  
Lee Isley  
Amie Perkins  
Ernest Bare

### **Members Absent**

John Paisley

### **Staff Present**

Matthew Hoagland,  
*Planning Director*  
Ian Shannon, *Planner II*  
Mitchell Pinsky, *Planner I*  
Rob Snow, *Environmental Health Program Specialist*  
Ryan Langley,  
*Environmental Health Program Specialist*

## **I. CALL TO ORDER**

Called to order at 7:01 pm.

## **II. ROLL CALL**

Staff handled roll call through in-person roster.

## **III. APPROVAL OF PLANNING BOARD MINUTES**

1. June 13, 2024 Regular Meeting

Motion to accept: Vaughn Willoughby

Second: Henry Vines

Vote: Unanimous

## **IV. PUBLIC COMMENTS\***

**Henry Chandler:** Henry told the board that there have been many contractors speaking out against these proposals because it impacts their livelihoods. He told the board that he wanted to see what was best for the citizens. He wanted the board to work from last month in considering the larger lot size and that he was in favor of the 65,000 square feet proposal. He said a larger lot was better for well and septic and quality of life.

**Rodney Garrison:** Rodney said that he agreed with Henry Chandler and that the higher density needed to be managed. He said that the chances for cross contamination went way up with multiple individual wells and septic systems in a small area. He said that something needed to be done and the board should learn from the communities around us. The lower

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taxes and higher quality of living draw people to Alamance. He told the board that they needed to protect that.

**Chris Foust:** Chris told the board that they are trusted to make decisions but from previous comments it did not seem like there were developments at that large of a scale in the county right now. He mentioned that there is monitoring of stormwater by DEQ so that should not be a concern. He told the board that they have been ignoring a large number of comments from the public but at this point he just wanted them to come to a decision so developers knew what they would have to work with. He said that in his experience he doesn't develop lots much less than 1 acre and that he doesn't know of a subdivision that dense in the county. He urged the board not to increase the minimum lot size.

### **V. BOARD/COMMISSIONER RESPONSES**

Amie clarified a comment made during last month's meeting in regards to stormwater and how the county does not have a mechanism for registering and ensuring cleaning and maintenance not only for residential but for commercial and industrial as well.

### **VI. OLD BUSINESS**

#### **1. Consideration of Clarifying UDO Article 6.1 Amendments**

Matthew gives an overview and answered some of the board's questions on the temporary residence permit process.

#### **2. Consideration of Clarifying UDO Article 6.2 Amendments**

Matthew gave another overview and told the board that the majority of changes here would be to correct numbering and references to state law.

### **VII. NEW BUSINESS**

#### **1. Subdivision Ordinance Lot Size and Width Amendments Draft**

Matthew outlines the proposed changes that were requested by Rodney. He clarified that these are not the same subdivision ordinance changes that the board recently considered. For example, these changes do not include items like cluster subdivisions, fire code road standards, or the Planning Board subdivision review option. He explained that these changes would be to increase the minimum lot size from 30,000 square feet to 65,000 square feet for lots on individual well and septic, to increase new lot road frontage from 60 feet to 175 feet, to change cul-de-sac lot frontage from 20 feet to 26 feet, and to require cul-de-sac lots to be 175 feet wide at the building site.

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Rodney told the board that there would be more work to do but this would be a start. Bill brought up the balance of the watershed and how that should be increased as well since it didn't make any sense to have that be lower than the standard.

Motion to change balance of watershed minimum lot size from 1 acre to 2 acres: Bill Poe  
Second: Vaughn Willoughby

Amie pointed out that the watershed critical area has a current 2-acre minimum and proposed increasing that as well. Anthony proposes an increase to 3 acres.

Bill rescinds his motion for more discussion.

The board discussed the classification of the types of watersheds, based on proximity to the main water reservoir.

Motion to increase the balance of watershed minimum to 65,000 square feet: Bill Poe  
Second: Henry Vines

The vote would be to change the draft amendment proposal with a final vote after all changes are considered.

Vote: Approved unanimously

Discussion returns to overall lot size. Rodney told the board that the number was something Vaughn had proposed at a previous meeting. Vaughn mentioned how the average approved lot size fell close to that number.

Motion to increase the minimum lot size for well and septic lots from 30,000 square feet to 65,000: Vaughn Willoughby  
Second: Henry Vines

Lee mentioned that this was more than he was comfortable with and would rather see 1.25 acres but would agree to this to get something passed. Amie told the board she would rather see 1 acre but this would be a good medium. Henry said he would like to see something larger. Stephen told the board that lots were already being approved around this size on average and that it made more sense to let the land patterns dictate this rather than force it. Bill told the board that he was in favor of this but was still concerned because the county had no zoning to back this up. He said he would also like to see something for land spacing but that could come later.

Roll call vote:  
Bill: yes  
Henry: yes  
Amie: yes

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Ernest: yes  
Anthony: yes  
Lee: yes  
Vaughn: yes  
Stephen: no  
Rodney: yes

Motion passes.

The board moves on to discussing road frontage. Rodney told the board that the goal was to create wider lots which would help with impervious surface and setbacks. Lee said that 175 feet was very excessive, almost tripling the current requirement. Bill suggested doubling the frontage requirement since lot size was almost doubling. Amie told the board that a developer would not be able to adequately develop a property with an increase of this size. Vaughn brought up the lots along 62 North and how they were set up with frontage on the highway to avoid building a new private road. Bill told the board that these concerns with frontage and protecting other kinds of lots is what made the hybrid subdivision option so appealing.

There was more discussion on the concerns for increasing frontage this much and the previous hybrid option. Amie told the board that on the developer side you want to be able to maximize the land, you can't build the same house for the same price everywhere. She told the board that there needed to be some flexibility and a 175-foot frontage requirement would eliminate that. The board discussed some of the width and depth standards already in the UDO, including an exception for lots over 1 acre. Matthew told the board that if they were going to propose a change to the percentage that a specific number would be much simpler.

Motion to eliminate the 175 ft frontage amendment and increase the 1-acre width and depth exception to 65,000 square feet: Vaughn Willoughby  
Second: Lee Isley

Rodney suggests raising the exception to 2 acres, Vaughn agrees and amends his motion.

Vote: Approved unanimously

The board discusses the cul-de-sac frontage amendment to 26 feet on the chord. The current measurement is 20 feet on the arc.

Motion to accept: Vaughn Willoughby  
Second: Stephen Dodson

The board discusses the reason for this change, Rodney states it is largely because NCDOT requires a 26-foot-wide road.

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Vote: Approved unanimously

Motion to accept the 4 revisions and present to the commissioners: Bill Poe  
Second: Henry Vines

Ernest asks for a summary of the proposed amendments:

- Changing the minimum lot size to 65,000 square feet
- Changing the minimum lot size in the Balance of the Watershed to 65,000 square feet
- Changing the exception for width and depth to lots over 2 acres
- Changing the frontage requirement for cul-de-sac lots to 26 feet measured along the chord, and a cul-de-sac lot must be 175 feet wide at the building site

Vote: Approved unanimously

Matthew reads from a consistency statement that will go with the proposed amendments.

Motion to approve: Vaughn Willoughby  
Second: Lee Isley  
Vote: Unanimous

### **VIII. ANNOUNCEMENTS/DISCUSSION**

Commissioner Pam Thompson thanked the board for their work and mentioned the recent ag luncheon. She said that she wanted the county grow but not to outgrow. Vaughn said he appreciated Pam being present to see the discussion.

### **IX. ADJOURNMENT**

Motion: Stephen Dodson  
Second: Vaughn Willoughby

Vote: Unanimous

Adjourned at 9:30pm