



Alamance County Board of Commissioners AGENDA

September 2, 2025, 9:30 AM
Commissioners' Meeting Room
124 West Elm Street
Graham, NC 27253

Pages

1. **CALL TO ORDER - CHAIRMAN PAISLEY**
2. **INVOCATION AND PLEDGE OF ALLEGIANCE - VICE-CHAIR CARTER**
3. **APPROVAL OF THE AGENDA**
4. **PUBLIC COMMENTS**
(Citizens may address the Board for no more than 3 minutes)

For a complete review of the Public Comment Policy, please click here:

<https://www.alamance-nc.com/commissioners/wp-content/uploads/sites/2/2022/03/6-6-22-BOC-Public-Comment-and-Public-Hearing-Policy-Final-sm.pdf>

5. **CONSENT AGENDA**

Items listed under Consent are generally of a routine nature. The Board may take action to approve/disapprove all items in a single vote. Any item may be withheld from a general action, to be discussed and voted upon separately at the discretion of the Board.

5.a **APPOINTMENTS/ REAPPOINTMENTS**

5.a.1 **Piedmont Triad Regional Council Workforce Development Board – Chris Pence**

3

Consideration of the appointment of Chris Pence as a Business Sector representative to the PTRC Workforce Development Board.

5.b **Budget Amendment 3**

4

The Board will consider amending the General Fund to increase by \$27,019.

5.c **Passthrough Funding Interlocal Agreement**

6

Ratify interlocal agreement between Alamance County and the City of Burlington for the receipt of grant funds for the Saxapahaw Integrated Accessibility & Mobility Plan.

5.d **Parks Grant Application – 2025 Recreational Trails Program (RTP)**

10

Alamance County Recreation and Parks seeks to apply for a Recreational Trails Program (RTP) Grant to acquire 23 acres adjacent to Shallowford Natural Area

for park expansion.

- 5.e Authorization to Purchase Under the Exemption to Competitive Bidding** 12
The Sheriff's Office requests authorization to purchase six (6) vehicles from Cox Toyota in Burlington pursuant to the statutory exception to competitive bidding under N.C. Gen. Stat. § 143-129(e)(9).

- 5.f Occupancy Tax Penalty Waiver Request** 13
The Board will consider waiving the occupancy tax penalty of \$60.00 for Days Inn Haw River.

- 5.g Tax Refunds, Releases, and Exemptions August 2025** 15
Approval of Tax Refunds, Releases and Elderly, Disabled Exemptions; Elderly Disabled Extensions.

- 5.h APPROVAL OF MINUTES** 21
Regular Minutes of August 18, 2025

Closed Session Minutes of August 18, 2025

6. PRESENTATIONS/OTHER BUSINESS

- 6.a Historic Properties Commission Appointment - Matthew Hoagland, Planning Director** 30
Consider the appointment of two applicants to fill the unexpired term of board member Arnetta Girardeau, who resigned on August 11, 2025. Applicants include Mr. Dewey Braxton and Mrs. Alanna Coombes.

- 6.b Library Committee Appointments (City of Burlington Representatives)** 31
Consideration of two appointments to the Library Committee as representatives of the City of Burlington.

- 6.c Approval to Acquire Property – 141 S. Main St. Graham - Brian Baker, Assistant County Manager** 33
This action seeks approval to acquire 141 S. Main Street in Graham from its current owner, Bank of America.

7. COUNTY MANAGER'S REPORT

8. COMMISSIONERS' COMMENTS

9. COUNTY ATTORNEY'S REPORT

Closed Session

10. ADJOURNMENT



Alamance County Board of Commissioners

ACTION ITEM AGENDA ITEM

MEETING DATE: 9/2/2025

DATE SUBMITTED: 8/20/2025

FROM: Tory Frink

DEPT: County Clerk's Office

AGENDA TITLE: Piedmont Triad Regional Council Workforce Development Board – Chris Pence

TO: Alamance County Board of Commissioners

ISSUE/ACTION REQUESTED:

Consideration of the appointment of Chris Pence as a Business Sector representative to the PTRC Workforce Development Board.

BACKGROUND/PURPOSE OF REQUEST:

Term will expire on June 30, 2028.

RECOMMENDATION:

PTRC Staff has recommended the review of the applicant.

ATTACHMENTS:



Alamance County Board of Commissioners

BUDGET AMENDMENT AGENDA ITEM

MEETING DATE: 9/2/2025

DATE SUBMITTED: 8/21/2025

FROM: Rebecca Crawford

DEPT: Budget and Management Services

AGENDA TITLE: Budget Amendment 3

TO: Alamance County Board of Commissioners

ISSUE/ACTION REQUESTED:

The Board will consider amending the General Fund to increase by \$27,019.

BACKGROUND/PURPOSE OF REQUEST:

General Fund

1. Home and Community Care Block Grant (HCCBG)

The Finance Department requests approval of the Home and Community Care Block Grant (HCCBG) FY 2025-2026 Funding Plan as voted upon by the Aging Committee. This amendment will result in a decrease of \$3,046 to the General Fund, including the county match.

2. Health

a. WIC

The Health Department's (Special Supplemental Nutrition Program for Women, Infants, and Children (WIC) Division received an additional funding allocation of \$24,065 to enhance its ability to provide supplemental nutritious foods, nutrition education, and referrals to health care for low-income persons during critical periods of growth and development. No county match is required.

b. Personal Health

The Health Department's Personal Health Division received an additional funding allocation of \$6,000 to implement a bidirectional interface for electronic test ordering of laboratory specimens submitted to the North Carolina State Laboratory of Public Health (NCSLPH). No county match is required.

Budget Amendment 3 Fund Summary

Budget Amendment Items	General Fund
FY25-26 Current Revised Budget	\$247,411,191
1. HCCBG	-\$3,046
2a. Health - WIC	\$24,065
2b. Health - CD	\$6,000
FY25-26 New Revised Budget	\$247,438,210
Net Change	\$27,019

RECOMMENDATION:

The Board will consider amending the General Fund to increase by \$27,019.

ATTACHMENTS:



Alamance County Board of Commissioners

ACTION ITEM AGENDA ITEM

MEETING DATE: 9/2/2025

DATE SUBMITTED: 8/20/2025

FROM: Rik Stevens

DEPT: County Attorney's Office

AGENDA TITLE: Passthrough Funding Interlocal Agreement

TO: Alamance County Board of Commissioners

ISSUE/ACTION REQUESTED:

Ratify interlocal agreement between Alamance County and the City of Burlington for the receipt of grant funds for the Saxapahaw Integrated Accessibility & Mobility Plan.

BACKGROUND/PURPOSE OF REQUEST:

The Alamance County Planning Department requested permission to apply for a \$45,000 grant (with a corresponding local match of 20%) from the Burlington-Graham Metropolitan Planning Organization (BGMPO). Permission was granted at the November 18, 2024 Board meeting. Funding was approved by the BGMPO in May of 2025 for work to be done in the 2026 Fiscal Year.

The grant monies are to be used to conduct an accessibility study in Saxapahaw under the purview of North Carolina Department of Transportation (NCDOT). Alamance County will pay for the entirety of the project upfront and be reimbursed the \$45,000 minus the 20% required match. Because the grant money will come from NCDOT to Alamance County by passing through the City of Burlington/BGMPO, NCDOT has requested an interlocal agreement that allows for the passages of these funds. NCGS 160A-461 states that all ILAs need to be ratified by the governing board of each unit.

RECOMMENDATION:

Approve and ratify the interlocal agreement allowing passthrough funding from BGMPO to the Alamance County Planning Department.

ATTACHMENTS:

May 1, 2025

Matthew Hoagland
Director
Planning Department
Alamance County, North Carolina
201 W Elm Street
Graham, NC 27253

Dear Mr. Hoagland,

The Burlington–Graham MPO Transportation Advisory Committee approved the \$45,000 application for the Saxapahaw Integrated Accessibility and Mobility Plan. The funding will be able to cover activities related to the study starting on July 1st of 2025.

Let us know if you have any questions.

Sincerely,

Eliud De Jesus
Burlington-Graham Metropolitan Planning Organization (BGMPPO)
Office: (336) 222-7365 | Cell: (336) 639-5717
PO Box 1358
425 S. Lexington Avenue
Burlington, NC 27215
Email: edejesus@burlingtonnc.gov
Website: www.bgmpo.org



NORTH CAROLINA
ALAMANCE COUNTY

**AGREEMENT BETWEEN THE CITY OF BURLINGTON
AND ALAMANCE COUNTY**

THIS AGREEMENT entered this _____ day of _____, 2025 between the City of Burlington, a North Carolina municipal corporation (hereinafter "Burlington") and the Alamance County, North Carolina local government (hereinafter "Alamance County"); and

WITNESSETH:

- Whereas, the City of Burlington entered into a Memorandum of Understanding for Cooperative, Comprehensive, and Continuing Transportation Planning (hereinafter, "Memorandum") with the Burlington-Graham Metropolitan Planning Organization (BGMPO) which was last amended on April 14, 2014; and,
- Whereas, the City of Burlington as the Lead Planning Agency for the Burlington-Graham Urban Area, serves as the fiscal agent of the BGMPO, performing fiscal, administrative, and technical functions including the distribution of federal transportation planning (PL) funds for the BGMPO; and
- Whereas, the BGMPO, carrying out the directives of the Transportation Advisory Committee (TAC) organized and existing under the laws of the State of North Carolina and the United States Department of Transportation, is responsible for carrying out the transportation planning process in the Burlington-Graham Urban Area; and
- Whereas, Alamance County, a local government participates in a continuing transportation planning process within the BGMPO as required by Section 134 (a), Title 23, United States Code in conformance with the general operating procedures and responsibilities by which short-range and long-range transportation plans are developed and continuously evaluated; and
- Whereas, utilizing 40 USC §5303 funds and metropolitan planning funds, the federal share payable to MPO member agencies for authorized transportation planning activities is eighty percent (80%) of allowable costs while local governments, that being the MPO member agencies, provide the remaining twenty percent (20%) of the total cost ("the local match"); and
- Whereas, Alamance County applied for \$45,000 in federal planning funds that require a 20% local match to conduct the ***Saxapahaw Integrated Accessibility & Mobility Plan***;

Now, therefore it is agreed as follows:

PURPOSE: This Agreement will allow the reimbursement of planning funds expended by Alamance County as authorized by the BGMPO TAC. The Alamance County is required to abide by all pertinent NCDOT, State, and Federal regulations regarding the expenditure of federal funds.

REIMBURSEMENT: The Alamance County shall ensure that the scope of work described in Appendix A is completed in accordance with all plans, specifications and other contract documents for the project known as the ***Saxapahaw Integrated Accessibility & Mobility Plan***. The City of Burlington shall reimburse Alamance County the PL #104 Planning



NORTH CAROLINA
ALAMANCE COUNTY

Grant Award, that being the less of \$45,000 or 80% of the total project costs provided that Alamance County meets the following reimbursement requirements:

1. Proof of incurred expenses and payments made of valid reimbursable expenses to include:
 - a. Paid invoice (or proof of payment) for direct payment to the Vendor(s).
 - b. Description of work conducted during the invoiced time.
 - c. One (1) copy of all final project deliverables.
2. Alamance County shall invoice the City of Burlington at least quarterly. Payment shall be made upon presentation of a written request noting that the contract for the named project has been completed, or that stages of the contract have been completed, and requesting the approved amount from the City of Burlington.
3. The City of Burlington shall have a reasonable time to make reimbursement payment to the Alamance County. "Reasonable time" shall be determined according to the relevant circumstances, but in no event shall be more than 30 calendar days.

Appointment of Personnel. It is agreed that the City of Burlington shall designate the BGMPO to carry out the City's obligations under this Agreement.

Notice to Proceed – The Alamance County will not execute or award contract with Vendor(s) until the City of Burlington, BGMPO and North Carolina Department of Transportation (NCDOT) have completed their review, of the bid documents, Vendors' selection process, and contract, in compliance with NCDOT Procurement Procedures.

Scope Changes – Alamance County shall make no changes in the Scope of Work covered by this Agreement without written direction from the City of Burlington. The Alamance County shall not be reimbursed by the City of Burlington for any scope changes which exceed the amount of the original PL grant award.

Indemnification - Alamance County shall indemnify and hold harmless the City of Burlington and their agents and employees from claims, demands, causes of actions and liabilities of every kind and nature whatsoever arising out of or in connection with the City of Burlington operations performed under this Agreement. This indemnification shall extend to claims occurring after this Agreement is terminated as well as while it is in force.

IN WITNESS WHEREOF, this Agreement has been executed by their duly authorized officers.

Date: _____

By: _____

City of Burlington, Manager

Date: _____

By: _____

Alamance County Manager

ATTEST:

ATTEST:

Alamance County, Clerk to the Board

City of Burlington City Clerk



Alamance County Board of Commissioners

ACTION ITEM AGENDA ITEM

MEETING DATE: 9/2/2025

DATE SUBMITTED: 8/19/2025

FROM: Jamie Merchel

DEPT: Recreation and Parks

AGENDA TITLE: Parks Grant Application – 2025 Recreational Trails Program (RTP)

TO: Alamance County Board of Commissioners

ISSUE/ACTION REQUESTED:

Alamance County Recreation and Parks seeks to apply for a Recreational Trails Program (RTP) Grant to acquire 23 acres adjacent to Shallowford Natural Area for park expansion.

BACKGROUND/PURPOSE OF REQUEST:

Alamance County Recreation and Parks applied for the Recreational Trails Program (RTP) Grant in 2024 in tandem with the Great Trails State (GTS) Grant for Park expansion and upgrades for Shallowford Natural Area. For the 2024 grant cycle we were awarded the GTS grant but not the RTP grant. This is a reapplication for the same project to combine the grants for the completion of this project which will add additional trails and parking, replace bridges and improve existing campsites and paddle access.

The Recreation and Parks Advisory Council voted in support of this grant application at the August 19, 2025, meeting.

RECOMMENDATION:

Click or tap here to enter text.

ATTACHMENTS:

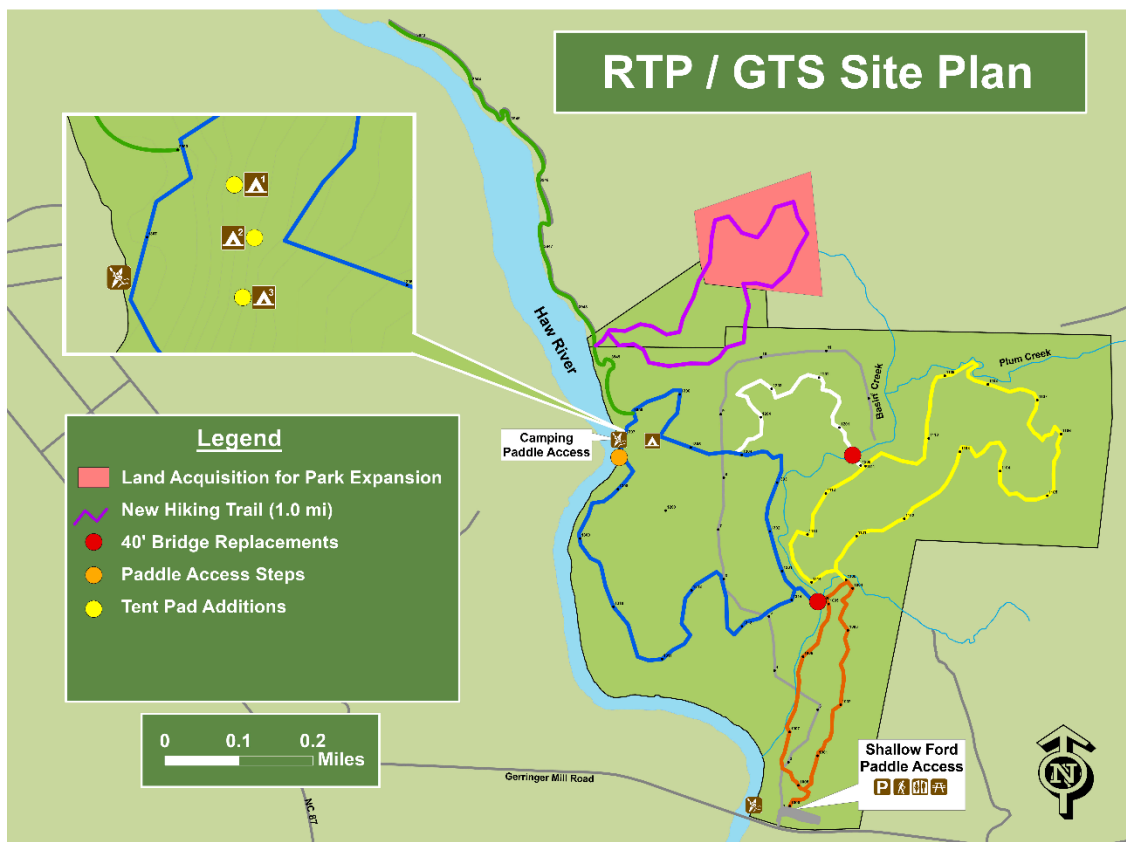


Recreational Trails Program 2025: Shallow Ford Natural Area Expansion and Updates

Project Description:

Alamance County Recreation and Parks seeks to apply for a Recreational Trails Program (RTP) grant for the expansion of Shallow Ford Natural Area. We are seeking \$100,000 from RTP with a 25% in-kind match. We applied for this grant as well as the Great Trails State Program (GTSP) grant in 2024, but we were only awarded the GTSP grant. This \$100,000 would become the 50% match we need for the recently awarded \$200,000 grant from GTSP and would allow this project to move forward. The \$100,000 would go towards the purchase of 13 acres next to an undeveloped property that we currently own next to Shallow Ford Natural Area. This would allow us to expand Shallow Ford Natural Area to a combined total of 23 additional acres and our 25% in-kind match would be in the form of trail-building throughout the 23 acres to create a new 1-mile loop. The additional \$100,000 would go towards the much-needed replacement of two 15-year-old 40ft bridges located in Shallow Ford as well as the addition of steps at the camping access along the river for thru-paddlers. Addressing both of these needs would better ensure future public safety as well as making the river more accessible for both leisure and paddle camping. We would also plan to install tent pads at the Shallow Ford campsites as well as expand the existing gravel parking lot.

The Department is not seeking any match funding from the general fund for this project.





Alamance County Board of Commissioners

ACTION ITEM AGENDA ITEM

MEETING DATE: 9/2/2025

DATE SUBMITTED: 8/22/2025

FROM: Rik Stevens

DEPT: County Attorney's Office

AGENDA TITLE: Authorization to Purchase Under the Exemption to Competitive Bidding

TO: Alamance County Board of Commissioners

ISSUE/ACTION REQUESTED:

The Sheriff's Office requests authorization to purchase six (6) vehicles from Cox Toyota in Burlington pursuant to the statutory exception to competitive bidding under N.C. Gen. Stat. § 143-129(e)(9).

BACKGROUND/PURPOSE OF REQUEST:

North Carolina General Statute § 143-129(e)(9) authorizes a local government to purchase vehicles from a dealer at the same price and under the same terms and conditions as those offered by that dealer to the State of North Carolina under a State Term Contract, without the need for formal competitive bidding. Acquisition of these vehicles is necessary to support law enforcement operations.

Fiscal Impact:

Total purchase price: \$183,381.60.

Funding for this purchase is available in the Sheriff's Office FY 2025 budget.

RECOMMENDATION:

Authorize the Sheriff's Office to purchase six (6) vehicles from Cox Toyota pursuant to N.C. Gen. Stat. § 143-129(e)(9), with funds drawn from the approved FY 2025 budget.

ATTACHMENTS:



Alamance County Board of Commissioners

ACTION ITEM AGENDA ITEM

MEETING DATE: 9/2/2025

DATE SUBMITTED: 8/22/2025

FROM: Susan Evans

DEPT: Finance

AGENDA TITLE: Occupancy Tax Penalty Waiver Request

TO: Alamance County Board of Commissioners

ISSUE/ACTION REQUESTED:

The Board will consider waiving the occupancy tax penalty of \$60.00 for Days Inn Haw River.

BACKGROUND/PURPOSE OF REQUEST:

A late filing penalty of \$10 per day is assessed when occupancy tax is filed after the collection deadline. The penalty may be waived when a request is submitted and approved by the Board of Commissioners.

RECOMMENDATION:

Staff recommends approval of this request.

ATTACHMENTS:

Days Inn Haw River

% MS24 Hospitality, LLC

1370 Truby Drive, Haw River, NC 27258


August 10, 2025

Dear Alamance County Tax dept

I am requesting the waiver of late fee that was charged to us. We attempt to pay on time however mail person may have picked up late or delayed in delivery as result it may have delayed.

Thank you for your consideration,

Sincerely,



Janak Patel

Member manager % MS24 Hospitality

Phone 919 799 1603

Email: jp3956@gmail.com



Alamance County Board of Commissioners

ACTION ITEM AGENDA ITEM

MEETING DATE: 9/2/2025

DATE SUBMITTED: 8/21/2025

FROM: Brad Fowler

DEPT: Tax

AGENDA TITLE: Tax Refunds, Releases, and Exemptions August 2025

TO: Alamance County Board of Commissioners

ISSUE/ACTION REQUESTED:

Approval of Tax Refunds, Releases and Elderly, Disabled Exemptions; Elderly Disabled Extensions.

BACKGROUND/PURPOSE OF REQUEST:

Tax refunds, releases, and elderly, disabled exemptions as well as elderly, disabled extensions.

RECOMMENDATION:

Staff recommends the Board Review information

ATTACHMENTS:

Tax Refunds, Releases, and Exemptions August 2025

DATE	8/21/25	BOARD REVIEW OF CORRECTED RECEIPTS REPORT										PAGE	1
TIME	8:16:35	ALAMANCE COUNTY										PROG#	CL2182
USER	APERKINS	DEPOSIT DATES 8/06/2025 THROUGH 8/20/2025											
SKIP	NEGATIVE ABATEMENTS	OMIT ABATE CODES OTHL XMPT											
TAX		DEPOSIT											
YEAR	TAXPAYER NAME	DATE	RECEIPT	DIST	REAL	PERSONAL	M VEH	MV FEE	S WASTE	REASON	ABTCD		
=====													
2016	JOHNSON LILLIAN CAREY	8/15/2025	2743670	33		13.49				DID NOT OWN BOAT	PPSLD		
2016	JOHNSON LILLIAN CAREY	8/15/2025	2743671	33		9.74				DID NOT OWN BT/M	PPSLD		
** YEAR TOTALS **						23.23							
2017	JOHNSON LILLIAN CAREY	8/15/2025	2850241	33		13.49				DID NOT OWN BOAT	PPSLD		
2017	JOHNSON LILLIAN CAREY	8/15/2025	2850242	33		9.74				DID NOT OWN BT/M	PPSLD		
** YEAR TOTALS **						23.23							
2018	JOHNSON LILLIAN CAREY	8/15/2025	2959467	33		13.70				DID NOT OWN BOAT	PPSLD		
2018	JOHNSON LILLIAN CAREY	8/15/2025	2959468	33		9.88				DID NOT OWN BT/M	PPSLD		
2018	SOMETHING BORROWED PARTY	8/15/2025	3909880	14		211.76				SHOULD BE FIRE D	WDIS		
2018	THURMAN JESSE DALE	8/07/2025	2985255	35		149.62				LISTED IN BURKE	OCNTY		
** YEAR TOTALS **						384.96							
2019	FLORES LISBETH ESMERALDA	8/13/2025	2988315	41		88.81				LISTED ON 066622	DBLST		
2019	FLORES LISBETH ESMERALDA	8/13/2025	2988316	41		77.21				LSITED ON 066622	DBLST		
2019	FLORES LISBETH ESMERALDA	8/13/2025	3010785	41		80.73				LISTED ON 066622	DBLST		
2019	JOHNSON LILLIAN CAREY	8/15/2025	3074281	33		15.30				DID NOT OWN BOAT	PPSLD		
2019	JOHNSON LILLIAN CAREY	8/15/2025	3074282	33		11.03				DID NOT OWN BT/M	PPSLD		
** YEAR TOTALS **						273.08							
2020	FLORES LISBETH ESMERALDA	8/13/2025	3120107	41		75.45				LISTED ON 066622	DBLST		
2020	JOHNSON LILLIAN CAREY	8/15/2025	3184430	33		15.30				DID NOT OWN BOAT	PPSLD		
2020	JOHNSON LILLIAN CAREY	8/15/2025	3184431	33		11.03				DID NOT OWN BT/M	PPSLD		
** YEAR TOTALS **						101.78							
2021	FLORES LISBETH ESMERALDA	8/13/2025	3232908	41		71.93				LISTED ON 066622	DBLST		
2021	JOHNSON LILLIAN CAREY	8/15/2025	3302825	33		15.10				DID NOT OWN BOAT	PPSLD		
2021	JOHNSON LILLIAN CAREY	8/15/2025	3302826	33		10.89				DID NOT OWN BT/M	PPSLD		
** YEAR TOTALS **						97.92							
2022	FLORES LISBETH ESMERALDA	8/13/2025	3347189	41		68.48				LISTED ON 066622	DBLST		
2022	JOHNSON LILLIAN CAREY	8/15/2025	3419649	33		14.91				DID NOT OWN BOAT	PPSLD		
2022	JOHNSON LILLIAN CAREY	8/15/2025	3419650	33		10.75				DID NOT OWN B/MT	PPSLD		
** YEAR TOTALS **						94.14							
2023	CIMLAND LLC	8/18/2025	3637420	40	466.70					CLERICAL	NOBOC		
2023	FLORES LISBETH ESMERALDA	8/13/2025	3570948	41		44.09				LISTED ON 066622	DBLST		
2023	JOHNSON LILLIAN CAREY	8/15/2025	3647578	33		9.91				DID NOT OWN BOAT	PPSLD		
2023	JOHNSON LILLIAN CAREY	8/15/2025	3647579	33		7.14				DID NOT OWN B/MT	PPSLD		
** YEAR TOTALS **					466.70	61.14							
2024	BARNETT JESSICA NICOLE	8/12/2025	3736363	12		34.34				DID NOT OWN JAN	PPSLD		

DATE	8/21/25	BOARD REVIEW OF CORRECTED RECEIPTS REPORT									PAGE	2
TIME	8:16:35	ALAMANCE COUNTY									PROG#	CL2182
USER	APERKINS	DEPOSIT DATES 8/06/2025 THROUGH 8/20/2025										
SKIP	NEGATIVE ABATEMENTS	OMIT ABATE CODES OTHL XMPT										
TAX		DEPOSIT										
YEAR	TAXPAYER NAME	DATE	RECEIPT	DIST	REAL	PERSONAL	M VEH	MV FEE	S WASTE	REASON	ABTCD	
=====												
2024	CIMLAND LLC	8/18/2025	3761148	40	500.07					CLERICAL	NOBOC	
2024	FLORES LISBETH ESMERALDA	8/13/2025	3690533	41		45.60				PARK LIST EMPTY	NOBOC	
2024	JOHNSON LILLIAN CAREY	8/15/2025	3770794	33		10.65				DID NOT OWN BOAT	PPSLD	
2024	JOHNSON LILLIAN CAREY	8/15/2025	3770795	33		7.68				DID NOT OWN B/MT	PPSLD	
2024	SEGURA ELIZABETH CHAVEZ	8/19/2025	3721294	41		75.14				DID NOT OWN JAN	PPSLD	
2024	SOMSAVATH LAMOU	8/08/2025	3701317	11		8.90				BAD VVS FILE	NOBOC	
2024	SOMSAVATH LAMOU	8/08/2025	3701318	11		12.16				BAD VVS FILE	NOBOC	
2024	WILLIAMS ANDREW M	8/15/2025	3728230	12	211.05					DV EXEMPT	SCEQL	
** YEAR TOTALS **					711.12	194.47						
2025	BROWN JIMMY	8/13/2025	3909061	44		454.90				RMV LL PER BRAD	NOLL	
2025	BROWN JIMMY	8/13/2025	3909060	44		375.72				RMV LL PER BRAD	NOLL	
2025	BROWN JIMMY	8/13/2025	3909059	44		276.21				RMV LL PER BRAD	NOLL	
2025	BROWN JIMMY	8/13/2025	3909058	44		119.74				RMV LL PER BRAD	NOLL	
2025	ANTOINE BROOKE	8/06/2025	3790454	12		869.21			35.00	REG IN MASSACHUS	NOBOC	
2025	BROWN JIMMY	8/13/2025	3909057	44		60.41				RMV LL PER BRAD	NOLL	
2025	LOYE-STEWART ETTA JEAN	8/15/2025	3794535	12		46.59			30.00	PAID TAXES IN GU	NOBOC	
2025	AGNEW DONNA P	8/20/2025	3827263	34	407.15					SCE QUALIFICATIO	SCEQL	
2025	AIRGAS USA LLC SOUTH DIVISION	8/07/2025	3869321	12		222.96				LSTD ON 52073 DI	OTHM	
2025	APPLIANCE WAREHOUSE OF AMERICA	8/13/2025	3863783	13		15.60				ASSETS REPORTED	DBLST	
2025	AUSLEY ROGER WATT & PENNY NORM	8/15/2025	3892215	41	445.45					SQ FT CORRECTION	RPVAL	
2025	B C ALCORN CONSTRUCTION LLC	8/15/2025	3908639	34		30.17				PD IN GUILFORD P	NOBOC	
2025	BAKER DOROTHY P	8/20/2025	3801530	12	529.56					SCE QUALIFICATIO	SCEQL	
2025	BARE MARK ANTHONY	8/15/2025	3871470	11		69.16				DBLIST	NOBOC	
2025	BARNETT JESSICA NICOLE	8/12/2025	3853029	12		36.17				DID NOT OWN JAN	PPSLD	
2025	BARRETT DANNY T	8/20/2025	3867554	183	449.03					SCE QUALIFICATIO	SCEQL	
2025	BARTS BRIAN KEITH	8/07/2025	3901475	33		29.84				1989 SUPRA ABATE	PPSLD	
2025	BIG YELLOW SERVICES, LLC	8/12/2025	3833796	41		272.39				PAID YEARLY THRO	NOBOC	
2025	BISHOP EVERETT DEWAYNE ETUX	8/15/2025	3838191	12	205.77					CLERICAL ERROR	RPVAL	
2025	BOLLINGER DANIEL GORDON III	8/15/2025	3796477	34		159.99				APPEALED VALUE	PPVAL	
2025	BONDESON JAMES PRESTON	8/13/2025	3909251	45		2.67				MASS ABATEMENT B	BLMIN	
2025	BOWES DANA CRAIG	8/15/2025	3874506	46		1.71				WRONG DISTRICT	WDIS	
2025	BRADDY LAURIE ANNE	8/13/2025	3909357	44		.93				MASS ABATEMENT B	BLMIN	
2025	BRAZELL MICHELLE CAPPIEL	8/13/2025	3868099	31		37.66				BAD VVS LOAD	NOBOC	
2025	BROADNAX JEFF R	8/19/2025	3804051	12	590.28					SCE EXEMPT	SCEQL	
2025	BROWN PEGGY WALKER	8/13/2025	3909556	46		.79				MASS ABATEMENT B	BLMIN	
2025	BRYANT CARLA P ETAL	8/20/2025	3863122	12	503.91					SCE QUALIFICATIO	SCEQL	
2025	BURCH DONNA LYNN	8/14/2025	3904517	12		54.01				TAG AND HAS GAP	NOBOC	
2025	BURTON GLORIA C	8/20/2025	3860953	183	725.02					SCE EXEMPT	SCEQL	
2025	BUTLER RALPH/NAOMI	8/15/2025	3805178	33		70.32				LISTED ON 074202	DBLST	
2025	CAISON KENDALL NELSON	8/07/2025	3860432	45		62.63				DOUBLE LISTED AC	DBLST	
2025	CAISON KENDALL NELSON	8/07/2025	3880246	45		31.02				ONLY ONE 2023 ME	DBLST	
2025	CANON FINANCIAL SERVICES INC	8/13/2025	3869725	16		30.59				WRONG SCHEDULE U	NOBOC	
2025	CANON FINANCIAL SERVICES INC	8/13/2025	3869729	36		37.66				WRONG SCHEDULE U	NOBOC	
2025	CANON FINANCIAL SERVICES INC	8/12/2025	3869730	44		10.05				WRONG SCHEDULE U	WVAL	
2025	CANON FINANCIAL SERVICES INC	8/12/2025	3909221	44		10.05				WRONG SCHEDULE	WVAL	
2025	CANON FINANCIAL SERVICES INC	8/13/2025	3869732	45		54.01				WRONG SCHEDULE U	NOBOC	
2025	CAPPS DONNA LYNN	8/13/2025	3909469	45		1.99				MASS ABATEMENT B	BLMIN	
2025	CAPPS JAMES LEE	8/13/2025	3909815	35		1.64				MASS ABATEMENT B	BLMIN	
2025	CIMLAND LLC	8/18/2025	3883872	40	522.60					MAPPING ERROR	NOBOC	

DATE	8/21/25	BOARD REVIEW OF CORRECTED RECEIPTS REPORT									PAGE	3
TIME	8:16:35	ALAMANCE COUNTY									PROG#	CL2182
USER	APERKINS	DEPOSIT DATES 8/06/2025 THROUGH 8/20/2025										
SKIP	NEGATIVE ABATEMENTS	OMIT ABATE CODES OTHL XMPT										
TAX		DEPOSIT										
YEAR	TAXPAYER NAME	DATE	RECEIPT	DIST	REAL	PERSONAL	M VEH	MV FEE	S WASTE	REASON	ABTCD	
=====												
2025	CIMLAND LLC	8/18/2025	3909940	40	522.60					CLERICAL ERROR	NOBOC	
2025	COE SANDY F & JOHNNIE K	8/19/2025	3888450	44	1059.40					SCE EXEMPT	SCEQL	
2025	COLLINS DANIEL Y &	8/19/2025	3893866	15	1742.15					SCE EXEMPT	SCEQL	
2025	COVINGTON BROWN DARLENE	8/15/2025	3867267	12	222.30					DV EXEMPT	SCEQL	
2025	COX RICKY NEAL	8/19/2025	3864058	31	489.02					SCE EXEMPT	SCEQL	
2025	COX RONALD LOU JR	8/13/2025	3909508	12		2.27				MASS ABATEMENT B	BLMIN	
2025	CRANMORE MEADOWS LLC	8/18/2025	3908296	33		457.05				PARK LIST SUBMIT	NOBOC	
2025	CRANMORE MEADOWS LLC	8/18/2025	3908298	33		457.05				PARK LIST SUBMIT	NOBOC	
2025	CRANMORE MEADOWS LLC	8/18/2025	3908300	33		457.05				PARK LIST SUBMIT	NOBOC	
2025	CRANMORE MEADOWS LLC	8/18/2025	3908302	33		457.05				PARK LIST SUBMIT	NOBOC	
2025	CRANMORE MEADOWS LLC	8/18/2025	3908305	33		457.05				PARK LIST SUBMIT	NOBOC	
2025	CRANMORE MEADOWS LLC	8/18/2025	3908307	33		457.05				PARK LIST SUBMIT	NOBOC	
2025	CRANMORE MEADOWS LLC	8/18/2025	3908309	33		457.05				PARK LIST SUBMIT	NOBOC	
2025	CRANMORE MEADOWS LLC	8/18/2025	3908312	33		457.05				PARK LIST SUBMIT	NOBOC	
2025	CRANMORE MEADOWS LLC	8/18/2025	3908315	33		457.05				PARK LIST SUBMIT	NOBOC	
2025	CRANMORE MEADOWS LLC	8/18/2025	3908323	33		457.05				PARK LIST SUBMIT	NOBOC	
2025	CRANMORE MEADOWS LLC	8/18/2025	3908327	33		457.05				PARK LIST SUBMIT	NOBOC	
2025	CRANMORE MEADOWS LLC	8/18/2025	3908330	33		457.05				PARK LIST SUBMIT	NOBOC	
2025	CRANMORE MEADOWS LLC	8/18/2025	3908332	33		457.05				PARK LIST SUBMIT	NOBOC	
2025	CROWSON LAURENTIS WILLIAM	8/13/2025	3909442	183		1.69				MASS ABATEMENT B	BLMIN	
2025	CURASI STEVEN CRAIG	8/06/2025	3901851	14		47.93				DID NOT OWN JAN	PPSLD	
2025	CURTIS ANTHONY EUGENE	8/13/2025	3909550	12		2.85				MASS ABATEMENT B	BLMIN	
2025	DAYE RAYMON DELYNN	8/13/2025	3909600	12		2.02				MASS ABATEMENT B	BLMIN	
2025	DEPRIMO ADAM ROSS	8/20/2025	3909730	31		435.27				REGISTERED IN MA	NOBOC	
2025	DRYDEN REVA MAE BLACKWELL HEIR	8/20/2025	3866874	12	460.35					SCE QUALIFICATIO	SCEQL	
2025	EVANS HASSELL M	8/19/2025	3864359	33	598.03					SCE EXEMPT	SCEQL	
2025	FIRST-CITIZENS BANK & TRUST	8/14/2025	3824084	12		11.38				WRONG VALUE	WVAL	
2025	FIRST-CITIZENS BANK & TRUST	8/14/2025	3830733	33		48.26				WRONG VALUE FOR	WVAL	
2025	FIRST-CITIZENS BANK & TRUST CO	8/14/2025	3824080	14		557.69				WRONG VALUE	WVAL	
2025	FLORES LISBETH ESMERALDA	8/13/2025	3810001	41		48.50				PARK LIST EMPTY	NOBOC	
2025	FOSTER LADENE C	8/13/2025	3860362	33		.49				SOLD TO DAUGHTER	PPSLD	
2025	FOSTER RACHAEL M	8/13/2025	3909849	33		.49				IN CITY OF GRAHA	WDIS	
2025	FOUST JOHN WILLIAM	8/13/2025	3909743	33		2.48				MASS ABATEMENT B	BLMIN	
2025	FRESHWATER FAYE HARDIE	8/20/2025	3873353	11	364.36					SCE	SCEQL	
2025	GARNER CHATARSHA ANN	8/13/2025	3909252	45		.95				MASS ABATEMENT B	BLMIN	
2025	GEORGE TOMMY KEITH	8/19/2025	3878553	34	370.22					SCE EXEMPT	SCEQL	
2025	GLENN LISA RENEE	8/06/2025	3863089	44	148.50					EXEMPT	SCEQL	
2025	GUTIERREZ ESCOLASTICA	8/19/2025	3863639	33		5.60				APPEAL WRONG YEA	PPVAL	
2025	HANEY JACKIE C	8/20/2025	3869280	11	429.97					SCE QUALIFICATIO	SCEQL	
2025	HANEY JACKIE C	8/20/2025	3909999	11	104.23					SCE QUALIFICATIO	SCEQL	
2025	HANEY JACKIE C	8/20/2025	3910019	11	429.97					EXEMPTION ERROR	SCEQL	
2025	HARTSVILLE AMUSEMENT CO INC	8/12/2025	3840687	10		88.96				RCVD 2025 LISTIN	WVAL	
2025	HAYES DARLENE STADLER	8/13/2025	3909568	36		.61				MASS ABATEMENT B	BLMIN	
2025	HESTER PAMELA ANN	8/20/2025	3846235	35	719.85					SCE QUALIFICATIO	SCEQL	
2025	HOBLOIT ROBERT SALVATORE	8/15/2025	3827420	12	183.64					SQ FT CORRECTION	RPVAL	
2025	HODGIN WILLIAM KERR III	8/13/2025	3909479	40		1.41				MASS ABATEMENT B	BLMIN	
2025	HOLYFIELD DANNY RAY	8/08/2025	3820057	31		107.14				APPEALED YEAR OF	PPVAL	
2025	HOLYFIELD DANNY RAY	8/08/2025	3820058	31		175.56				APPEALED YEAR OF	PPVAL	
2025	HUNTER DIONNE	8/19/2025	3838422	41	1174.22					SCE EXEMPT	SCEQL	
2025	HUTCHENS FREDRICK MARSHALL JR	8/06/2025	3893422	45		17.76				APPEAL FOR KAYAK	PPVAL	
2025	HYLER CYNTHIA MCKINNEY	8/13/2025	3909382	34		.84				MASS ABATEMENT B	BLMIN	

DATE	8/21/25	BOARD REVIEW OF CORRECTED RECEIPTS REPORT								PAGE	4
TIME	8:16:35	ALAMANCE COUNTY								PROG#	CL2182
USER	APERKINS	DEPOSIT DATES 8/06/2025 THROUGH 8/20/2025									
SKIP	NEGATIVE ABATEMENTS	OMIT ABATE CODES OTHL XMPT									
TAX		DEPOSIT									
YEAR	TAXPAYER NAME	DATE	RECEIPT	DIST	REAL	PERSONAL	M VEH	MV FEE	S WASTE	REASON	ABTCD
=====											
2025	HYUNDAI MOTOR MANUFACTURING	8/19/2025	3854631	34		15172.55				WRONG SCHEDULE U	BLERR
2025	J MCCORMACK ENTERPRISES LLC	8/13/2025	3857702	12		3.33				AMENDED LISTING	NOBOC
2025	JAPINOSKI BARRON A	8/06/2025	3866711	45	253.80					DV EXEMPT	SCEQL
2025	JENNESS MATTIE R REVOC TRUST	8/19/2025	3823920	45	691.53					SCE EXEMPT	SCEQL
2025	JOHNSON ANTOINETTE M	8/15/2025	3818035	34	262.80					DV EXEMPT	SCEQL
2025	JOHNSON LILLIAN CAREY	8/15/2025	3892953	33		11.15				DID NOT OWN BOAT	PPSLD
2025	JOHNSON LILLIAN CAREY	8/15/2025	3892954	33		8.04				DID NOT OWN B/MT	PPSLD
2025	JUSTICE BRENDA	8/20/2025	3801069	36	394.60					SCE EXEMPT	SCEQL
2025	KIRKMAN CHARLES KEITH	8/14/2025	3841127	33		139.97				APPEALED YEAR OF	PPVAL
2025	LASSITER SHERRIE LYNN	8/15/2025	3856161	46	274.26					NO PERK	RPVAL
2025	LEA WYVONIA	8/19/2025	3834886	46	263.97					SCE EXEMPT	SCEQL
2025	LITCHFIELD JORDAN RYAN	8/13/2025	3909397	33		2.20				MASS ABATEMENT B	BLMIN
2025	LYNCH CLAUDE HENRY JR	8/13/2025	3909492	45		.54				MASS ABATEMENT B	BLMIN
2025	MACARIA TELLEZ S	8/13/2025	3908317	41		23.42				CORRECTING FROM	NOBOC
2025	MANN MARY A CRAWFORD	8/20/2025	3888980	33	374.93					SCE QUALIFICATIO	SCEQL
2025	MANNING WILLIAM BRAD	8/13/2025	3909732	14		2.05				MASS ABATEMENT B	BLMIN
2025	MARTINEZ ANA Y	8/07/2025	3861892	11		9.61				CORRECTED ON REC	NOBOC
2025	MATHERLY JANE S	8/06/2025	3844504	11	222.30					DV EXEMPT	SCEQL
2025	MCBANE JEFFREY TODD	8/20/2025	3852970	15		234.50				DID NOT OWN JAN	PPSLD
2025	MCBANE JEFFREY TODD	8/20/2025	3852971	15		84.51				DID NOT OWN JAN	PPSLD
2025	MCMINDES LEE	8/06/2025	3833124	12	545.64					SCE EXEMPT	SCEQL
2025	MCNINCH BRIAN KARL	8/18/2025	3908196	191		60.81				BAD VVS LOAD	NOBOC
2025	MCNINCH BRIAN KARL	8/18/2025	3908199	191		40.56				BAD VVS LOAD	NOBOC
2025	MCPHERSON AMANDA R	8/15/2025	3825087	40	727.04					UNLIVEABLE	RPVAL
2025	MERRILL LISA BREEDEN	8/13/2025	3909744	11		1.80				MASS ABATEMENT B	BLMIN
2025	MILL RUN NC LLC	8/15/2025	3854669	34	755.42					IMP REMOVED	RPVAL
2025	MOORE ERIC CHRISTOPHER	8/13/2025	3909486	35		1.59				MASS ABATEMENT B	BLMIN
2025	MORALE MIRNA	8/06/2025	3869787	31		9.08				HOME IS 1997 NOT	PPVAL
2025	MOSER JAMES D JR	8/06/2025	3800571	41		20.72				LISTED ON 070780	DBLST
2025	MOSER JAMES D JR	8/06/2025	3800572	41		15.85				LISTED ON 070780	DBLST
2025	MULLIS STEVEN V	8/15/2025	3895848	34	939.97					MAPPING ERROR	RPVAL
2025	NAVARRETE DEVORA JOSEPH IVAN	8/13/2025	3909365	12		1.13				MASS ABATEMENT B	BLMIN
2025	NELSON THOMAS ALBAN	8/07/2025	3873579	36		6.53				BAD VVS FILE	NOBOC
2025	OLZER NICHOLAS ALEXANDER THOMA	8/13/2025	3909395	12		2.77				MASS ABATEMENT B	BLMIN
2025	ONDER GREGORY THOMAS	8/18/2025	3860455	13		27.31				ADJUST VALUE	PPVAL
2025	ONDER GREGORY THOMAS	8/18/2025	3909943	13		1.63				BELOW MIN	BLMIN
2025	ORIGEL MIRANDA BRYAN	8/13/2025	3909514	43		1.76				MASS ABATEMENT B	BLMIN
2025	OVERMAN JANICE M	8/19/2025	3886317	12	257.33					SCE EXEMPT	SCEQL
2025	OWENS ROGER E LIFE ESTATE	8/15/2025	3831041	11	36.92					CLERICAL	NOBOC
2025	PACK BRANDON THOMAS	8/18/2025	3829351	11		19.87				SOLD VEHICLE	PPSLD
2025	PAGE ROMA JEAN	8/20/2025	3880014	34	1039.27					SCE QUALIFICATIO	SCEQL
2025	PALMER JOHN WAYNE II	8/13/2025	3909841	35		1.49				MASS ABATEMENT B	BLMIN
2025	PASOUR WALLACE DALE JR	8/12/2025	3908234	43		10.52				DOUBLE LISTED AC	DBLST
2025	PASOUR WALLACE DALE JR	8/12/2025	3872292	43		4.25				DOUBLE LISTED AC	DBLST
2025	PAWLIK JOANNA MICHAEL	8/07/2025	3908871	12		500.51			15.00	REG IN COLORADO	NOBOC
2025	PHILLIPS MICHAEL TERRY	8/13/2025	3909246	14		.14				MASS ABATEMENT B	BLMIN
2025	PINNIX JOSEPH LEE	8/13/2025	3909507	12		2.00				MASS ABATEMENT B	BLMIN
2025	PUSKAS JOHN PAUL	8/19/2025	3858804	34	305.13					SCE EXEMPT	SCEQL
2025	PUTZULU DANIEL I ETAL	8/20/2025	3901421	12	243.40					SCE QUALIFICATIO	SCEQL
2025	PYATT BARBARA JANE	8/20/2025	3844081	11	414.46					SCE QUALIFICATIO	SCEQL
2025	RAINEY DEWEY LEE	8/06/2025	3879410	35		72.77				LISTED ON 061110	DBLST

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*** NORMAL END OF JOB ***

**MINUTES OF THE REGULAR MEETING OF THE ALAMANCE COUNTY BOARD OF
COMMISSIONERS FOR ALAMANCE COUNTY**

**August 18, 2025, 6:30 PM
Commissioners' Meeting Room
124 West Elm Street
Graham, NC 27253**

Board Members Present: Vice-Chair Steve Carter
Commissioner Pamela Thompson
Commissioner Ed Priola
Commissioner Kelly Allen

Board Members Absent: Chairman John Paisley Jr

CALL TO ORDER -VICE-CHAIRMAN CARTER

INVOCATION AND PLEDGE OF ALLEGIANCE - COMMISSIONER PRIOLA

Pastor David Carter led the invocation.

APPROVAL OF THE AGENDA

Moved by: Commissioner Allen

Seconded by: Commissioner Priola

APPROVED UNANIMOUS

**PROCLAMATION: 50TH ANNIVERSARY OF BAPTIST TEMPLE OF ALAMANCE
COUNTY**

Commissioner Thompson read and presented a proclamation to Pastors David Carter and Don Carter in recognition of the 50th Anniversary of Baptist Temple of Alamance County.

**RECOGNITION OF THE 2025 JUNIOR POLICE ACADEMY CADET GRADUATES -
CHAD LAWS & JUSTIN JOLLY**

Chad Laws presented the 2025 Junior Police Academy Graduates. The Junior Police Academy is a collaborative effort between the Burlington, Graham, and Mebane Police Departments along with the Alamance County Sheriff's Office. Cadet graduates present at the meeting were Micaiah Fox, Jose Guitierrez, Mason Jacques, Carlos Lemus, Christian Lumpkin, Logic Morning,

Aaliyah Parker, Ja'Kayvian Pettiford, Nevaeh Ryals, Zaidyn Tucker, and Isabella Wiley. Each cadet had the opportunity to share something that they learned during the academy.

Aaliyah Parker was voted most improved female cadet, and Jose Guitierrez was voted most improved male cadet.

PUBLIC COMMENTS

Mike Owens, a county resident, said that every member of the Board had told him that they were against zoning. He said he did not have anything against making the lot size a little bigger and thought that 30,000 square feet was too small. He continued that the problem was developers building houses on a paper-stamped lot. Mr. Owens voiced that the majority of the county did not want zoning.

Amy Kessinger, Saxapahaw Forward Vice-Chair, expressed her appreciation to the Parks and Recreation staff for their efforts in rebuilding county trails following Tropical Storm Chantal. She shared that the county's wide-open spaces were a major factor in her decision to move to the area. Ms. Kessinger emphasized the importance of thoughtful planning and design that reflected the values of the community.

Marlo Countiss, a realtor, urged the Board not to approve the proposed changes to lot sizes in the county. She expressed concerns that the changes would decrease property values for current landowners and make homeownership less attainable. Ms. Countiss noted that legislation was currently moving through the State House that would prohibit local governments from implementing the types of restrictions proposed in the lot size proposal.

Jeff Throneburg, Alamance-Caswell Homebuilders Association, said there was confusion surrounding the proposed lot size changes, noting that the proposal had shifted from 1.5-acre to 2-acre and now potentially to 5-acre. He stated that such increases would make homeownership unattainable for young couples. Mr. Throneburg recommended that the county convene a meeting with builders, landowners, developers, real estate agents, the planning department, and County Commissioners to gather accurate data and fully assess the economic impact of the proposed lot size increases.

Mike Neal, a county resident, voiced his opposition to the proposed lot size increases. Mr. Neal stated that such a change would reduce opportunities for individuals to become homeowners and limit the ability of developers to build affordable housing.

Dana Byrd-Pasour, a resident of Haw River, addressed the Board regarding comments made by Chairman Paisley on May 19, 2025. She referenced his statement that speakers were not allowed to "name individuals" during public comments. Ms. Byrd-Pasour asserted that the First Amendment protected the right to free speech, including the ability to call out individual Board members.

Kristin Foust, a county resident, expressed her opposition to the proposed lot size increases. She noted that a year ago, a minimum lot size of 1.5 acres had been presented. She voiced concerns that the current proposal would negatively impact the local housing market. Ms. Foust emphasized that increasing lot sizes would make homeownership unaffordable for future buyers.

Justin Pickett, a county resident, stated that while he appreciated efforts to maintain the county's agricultural character, he was also mindful of the needs of future generations. Mr. Pickett questioned whether the proposed lot size changes were the most effective way to achieve the county's long-term goals, and encouraged the Board to consider alternative approaches that might better align with those objectives.

Jose Crespo, a county resident, expressed that the proposed 2-5-acre lot size was overwhelming. He emphasized the need to remediate the process to avoid future conflicts. Mr. Crespo stated that a 1-1.5-acre lot size would be a more reasonable solution.

CONSENT AGENDA

Moved by: Commissioner Allen

Seconded by: Commissioner Priola

APPROVED UNANIMOUS

APPOINTMENTS/ REAPPOINTMENTS

Domestic Violence Fatality Review Team – Kristie Culler

Tourism Development Authority – Kathleen Geoffrion, Kavita Patel and Tony Laws

Year End Designations

Duke Energy Easement for Replacement of Power Pole

Esri Small Municipal and County Government Enterprise Agreement

Tax Refunds, Releases, and Exemptions July 2025

Approval of tax refunds and releases; a copy of the tax refunds is set forth hereafter.

APPROVAL OF MINUTES

Regular Minutes of August 4, 2025

PRESENTATIONS/OTHER BUSINESS

Land Use Policy Staff Recommendation - Matthew Hoagland, Planning Director

Matthew Hoagland, Planning Director, presented a staff recommendation regarding a proposed land use policy. He explained that the current proposal, adopted in 2020, followed community

input and aimed to address residential sprawl. A previous 1.5-acre lot size proposal was not adopted by the Board on September 3, 2024. In July 2025, the Planning Board approved a new proposal focused on protecting property values, preserving rural character, and managing service costs.

The land use survey showed residents prioritized protecting farmland, redeveloping existing areas, and aligning development with community expectations. Of the three proposed growth models, 74% of respondents supported one that emphasized preserving the county's agricultural and rural identity.

Survey respondents emphasized the need to improve the quality of life by expanding access to open spaces, preserving historic and cultural resources, and maintaining the county's identity. In response to recent land use conflicts, the Planning Board saw an opportunity to create proactive policies. Mr. Hoagland stated that county government had to balance landowner rights with community interests and develop realistic land use strategies that protected valued resources while planning for future growth. Without proper planning, decisions could fall to outside developers and speculators. He noted that staff recommendations had received a favorable vote from the Planning Board. There was no expectation for the Board to take formal action on the recommendation.

Mr. Hoagland presented a land use map with six districts: Agricultural, Employment Center, Rural Community, Rural Residential, Suburban Transition, and Mill Village. The Agricultural district included a 5-acre minimum lot size with flexible regulations. Employment Centers focused on commercial and industrial development near highways. Rural Communities supported mixed uses, including non-residential development. Rural Residential areas proposed a 2-acre minimum lot size, with possible alternatives. Suburban Transition areas, located near cities and extra-territorial jurisdictions (ETJs), allowed higher-density uses such as apartments and stores. Mill Villages aimed to preserve the historic character of those communities.

Mr. Hoagland explained that the Planning Board supported higher-density development near cities and ETJs to protect rural and natural areas. In the Mill Village District that covered areas such as Saxapahaw, Altamahaw, the Carolina Mill Village, and Bellemont, new rules would require non-residential buildings to follow historic design standards that preserved the area's unique character.

The proposed subdivision ordinance amendments aimed to define different types of subdivisions, such as major and minor subdivisions, and offered greater flexibility in development. In agricultural districts, the standard lot size would be 5 acres. Cluster subdivisions would allow smaller lots with at least 25% open space, averaging 5 acres overall. Family subdivisions would still allow 1-acre lots, maintaining current standards. The goal was to preserve rural and natural areas, guide new development toward already developed areas, simplify rules for citizens, and make them easier for staff to administer.

Commissioner Priola stated that he disapproved of ceding control to bureaucrats, stating that while he wanted to keep an open mind, he viewed this proposal as a “nose under the tent” when it came to zoning. He asked how it differed from zoning, since it involved creating zones. Mr. Hoagland explained that the Planning Board was using state-granted zoning powers to establish mixed-use districts, which were rare in rural areas. He noted that the Mill Villages would use a form-based code that was more common in cities. The proposal gave greater flexibility for property owners compared to traditional zoning, which strictly separated residential and commercial uses. Commissioner Priola inquired about the sample size of the survey respondents. Mr. Hoagland explained that numerous committee meetings were held, but when COVID-19 hit, they had to shift to online meetings and surveys. He estimated that the total number of respondents was between 1,700 and 1,800, though he noted that he would have to review the numbers for an accurate count.

Koury Land Exchange Agreement -Brian Baker, Assistant County Manager

Brian Baker, Assistant County Manager, presented a land exchange agreement between Alamance County and Koury Corporation. He explained that there had been a need for an EMS substation in Mebane to improve response times, as the nearest station was in downtown Graham. He stated that most calls in the area originated from downtown Mebane and the Tanger Outlets.

The county owned a 1.6-acre property on S. Third Street, but the area had been developed into residential and commercial uses. This made it a less ideal location for an EMS substation. A new apartment complex was being built next to the site, which would result in frequent disturbances for residents due to ambulance noise and traffic. Mr. Baker stated that the property was more desirable to Koury Corporation and that the exchange would better serve both parties.

Mr. Baker further explained that the Koury Corporation found a 2.5-acre property at Smith Street and Highway 119. Due to an elevated corner, a 50-foot culvert would be constructed, and the entrance would be graded by Koury Corporation. Mr. Baker stated that both sites provided access to Highway 119, but the new site was more advantageous because it was not next to apartment complexes or a shopping center. He noted that the property was larger and offered quicker highway access without the traffic of S. Third Street. He stated that it was a straight swap, and no money would be exchanged. The land exchange agreement would occur once Koury Corporation met the required conditions.

Vice-Chair Carter inquired whether the property was located within the ETJ of Mebane. Mr. Baker confirmed that it was within the ETJ. Vice-Chair Carter asked whether the property had been zoned. Mr. Baker confirmed that it was zoned and that the current zoning was appropriate for the proposed EMS substation. Vice-Chair Carter asked if the property values of the two parcels involved had been appraised. Mr. Baker responded that there had not been formal appraisals but that comparable properties in the area had been reviewed. He estimated that the two properties were of equal value. Vice-Chair Carter also noted that grading would be required

for the site and that Koury Corporation was providing road access. Mr. Baker confirmed that Koury Corporation would handle the grading and would construct a culvert before the land exchange would take effect.

Commissioner Thompson inquired about the timeline and cost of the new EMS substation. Mr. Baker responded that construction was estimated to begin in the next fiscal year, with a projected cost of \$5 million. Commissioner Thompson asked if the new EMS substation would impact the availability of ambulance vehicles at other locations. Ray Vipperman, EMS Director, explained that new ambulances had been purchased two fiscal years ago, so the county had sufficient vehicles. He noted that 16 new staff members would be needed to operate the new EMS substation.

Commissioner Allen stated that the new property would result in less traffic for the EMS substation, and it was also centrally located.

Commissioner Priola inquired whether the two properties involved in the land exchange had been comparable in value, stating that he had wanted to know their values. Mr. Baker responded that the exchange was an even swap, not accounting for the additional work that would be completed by Koury Corporation. Commissioner Priola asked whether competitive bids had been solicited for the construction of the EMS substation. Mr. Baker explained that bids would be presented to the Board once the project reached that stage.

Moved by: Commissioner Allen

Seconded by: Commissioner Thompson

APPROVED UNANIMOUS

Update on the HOME Consortium - Commissioner Allen

Commissioner Allen shared that she recently attended a meeting of the Eastern Piedmont HOME Consortium. She commended the work of the Piedmont Triad Regional Council (PTRC), noting that the organization provided valuable services to low-income individuals and the elderly.

The consortium supported residents by installing wheelchair ramps, providing insulation for homes, and replacing roofs for those in need. They assisted with heating needs and other home-related services. The PTRC staff handled phone inquiries and processed applications to determine eligibility for assistance programs.

Commissioner Priola inquired whether the consortium's policy included language about Diversity, Equity, and Inclusion (DEI).

Commissioner Allen stated that the HOME Consortium utilized parameters such as homeownership status, age, income, and property value. She noted that no questionnaire involved race or ethnicity.

COUNTY MANAGER'S REPORT

County Manager York shared three pieces of good news. She stated that the Inspections Department had received two awards recognizing the work of two staff members. Cameron Parks was recognized for managing the deployment of volunteers to assist in Western North Carolina following the events of Tropical Storm Helene in September 2024. Sam Hobgood, Inspections Director, was recognized by the Office of the State Fire Marshal and received the North Carolina Inspector Association President's Choice Award.

County Manager York stated that the Parks Department was awarded \$340,000 in matching grant funds through the Great Trails State Program. This funding helped to enhance and expand the Haw River State Trail and the Shallow Ford Natural Area.

County Manager York stated that the Department of Social Services had been recognized at the 2025 Social Services Institute. The Child Welfare Department received the 2025 Innovation Award in the Community Engagement category for its project titled "Pathways to Hope." The initiative was intended to enhance support for foster and residential care providers, which reduced foster care entries, supported family stability, and minimized the number of children in the department's offices.

Vice-Chair Carter inquired about an update from Vaya Health regarding behavioral health services for children. He noted that patients with behavioral health issues at Alamance Regional Medical Center were not being moved out of the emergency room. County Manager York responded that she would follow up with Vaya Health and provide an update to the Board.

COMMISSIONERS' COMMENTS

Commissioner Thompson shared her experience attending the 2025 Crimes Against Children Conference held in Dallas, Texas. Commissioner Thompson read a piece addressing the impact of addiction and overdoses on families and communities. She recounted several stories from the conference sessions. Commissioner Thompson stated that these stories stressed the importance of Family Abuse Services and CrossRoads to the county. She mentioned the vital role of social workers and the challenging situations they faced. She noted that emergency services encountered these types of cases daily. Commissioner Thompson emphasized that children were the number one priority and that politics should never play a role in that priority.

Commissioner Thompson stated that children from all backgrounds were susceptible to becoming victims, particularly due to a lack of supervision stemming from the use of the internet, cell phones, and gaming devices. She stressed the importance of providing children with a safe and stable home environment. Commissioner Thompson noted that the court system needed to take a tougher stance on child abuse. She emphasized the importance of the Board and county residents hearing directly from the Invictus team.

Commissioner Allen shared that she had worked at a pediatric office for 18 years. She mentioned a case about a 3-year-old girl who a church volunteer had abused during Sunday school. Commissioner Allen noted that the hospital needed to expand the availability of beds. She noted that the Piedmont Triad Regional Council had provided support and secured grants and funding for Meals on Wheels. She emphasized that the organization had been a great resource for seniors in the community.

Vice-Chair Carter shared news of an upcoming ribbon-cutting ceremony on September 25th for the Public-Safety Training Center. He said that county residents would be impressed with the new facility, highlighting its potential to create a positive economic impact in that area of the county. Vice-Chair Carter said he was thankful to Sheriff Johnson for bringing it to the public's attention, as well as to Alamance Community College for its support. Vice-Chair Carter acknowledged the County Commissioners who supported the initiative in 2017 and 2018. He stated that he looked forward to seeing the facility fully come to fruition.

COUNTY ATTORNEY'S REPORT

At 8:16 P.M. County Attorney Stevens asked the Board to move into closed session pursuant to North Carolina General Statute 143-318.11(a)(5), in order to instruct the public body's staff or negotiating agents concerning the position to be taken by, or on behalf of, the public body in negotiating the amount of compensation and other material terms of an employment contract or proposed employment contract. Further, pursuant to North Carolina General Statute 143-318.11(a)(6), County Attorney Stevens asked that the Board move into closed session to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee.

Finally, pursuant to North Carolina General Statute 143-318.11(a)(3), County Attorney Stevens asked that the Board move into closed session to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body. The attorney will advise the Board on ongoing legal matters, specifically a demand letter received by the County from *The Alamance News*.

Commissioner Thompson, seconded by Commissioner Allen, moved to enter the closed session. The motion carried without opposition.

At 9:38 P.M., Commissioner Allen, seconded by Commissioner Priola, moved to reconvene in open session. The motion carried unanimously.

ADJOURNMENT

Commissioner Allen, seconded by Commissioner Priola, moved to adjourn the meeting. The motion carried unanimously.

There being no further business to be brought before the Board, the meeting adjourned at 9:38 P.M.

Steve Carter, Vice-Chairman

Alamance County Board of Commissioners

Tory M. Frink, Clerk to the Board



Alamance County Board of Commissioners

ACTION ITEM AGENDA ITEM

MEETING DATE: 9/2/2025

DATE SUBMITTED: 8/19/2025

FROM: Matthew Hoagland

DEPT: Planning

AGENDA TITLE: Historic Properties Commission Appointment

TO: Alamance County Board of Commissioners

ISSUE/ACTION REQUESTED:

Consider the appointment of two applicants to fill the unexpired term of board member Arnetta Girardeau, who resigned on August 11, 2025. Applicants include Mr. Dewey Braxton and Mrs. Alanna Coombes.

BACKGROUND/PURPOSE OF REQUEST:

Historic Properties Commission members serve for a term of three years. The term of the member filling this vacancy will expire on December 31, 2026.

RECOMMENDATION:

Select one of the two applicants to fill the vacancy.

ATTACHMENTS:

Braxton, Dewey HPC Application (date: Feb. 4, 2025)

Coombes, Alanna HPC Application (date: Aug. 14, 2025)



Alamance County Board of Commissioners

ACTION ITEM AGENDA ITEM

MEETING DATE: 9/2/2025

DATE SUBMITTED: 8/20/2025

FROM: Tory Frink

DEPT: County Clerk's Office

AGENDA TITLE: Library Committee Appointments (City of Burlington Representatives)

TO: Alamance County Board of Commissioners

ISSUE/ACTION REQUESTED:

Consideration of two appointments to the Library Committee as representatives of the City of Burlington.

BACKGROUND/PURPOSE OF REQUEST:

The City of Burlington received 15 Applications for consideration and the list of applicants is attached. The Burlington City Council recommended the appointments of Sarah Blanton and Debbie Johnson as the city's representatives in official action at their August 19, 2025 meeting.

Sarah Blanton - Term of expiration: June 30, 2027.

Debbie Johnson - Term of expiration: June 30, 2026.

RECOMMENDATION:

The Burlington City Council recommended the appointment of Sarah Blanton and Debbie Johnson at their August 19, 2025 meeting.

ATTACHMENTS:



BOARD & COMMISSIONS APPOINTMENTS – JULY 2025

ALAMANCE COUNTY LIBRARY COMMISSION – 2 Vacancies

Kristin Bergman	Stephen Lester
Sara Blanton	Wanetta Mallette
Southey Blanton	Amanda Pruden
Timothy Check	Julie Sellars
Peyton James	James Shover
Debbie Johnson	Brandi Smith
Jay Kennett	Elizabeth Weitzmann
Gabrielle LeGrand	

Appointment - Debbie Johnson (Expires 6/30/26)

Appointment- Sara Blanton (Expires 6/30/27)

BOARD OF ADJUSTMENT – 3 Vacancies Total – 1 Burlington Seat | 1 Burlington Alt Seat | 1 ETJ ALT Seat

Timothy Check	
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Burlington Seat Appointment - Timothy Check (Expires 6/30/27)

Burlington ALT Seat Appointment _____ (Expires 6/30/28)

ETJ ALT Seat Appointment _____ (Expires 6/30/28)

BURLINGTON HOUSING AUTHORITY – 1 Vacancy

Katy Alston	Wanetta Mallette
Betty Chambers	Edith Smith
Timothy Check	Elizabeth Weitzmann
Maria Clapp	Erica White
Peyton James	



Alamance County Board of Commissioners

ACTION ITEM AGENDA ITEM

MEETING DATE: 8/18/2025

DATE SUBMITTED: 8/7/2025

FROM: Brian Baker

DEPT: CMO

AGENDA TITLE: Approval to Acquire Property – 141 S. Main St. Graham

TO: Alamance County Board of Commissioners

ISSUE/ACTION REQUESTED:

This action seeks approval to acquire 141 S. Main Street in Graham from its current owner, Bank of America.

BACKGROUND/PURPOSE OF REQUEST:

The County intends to acquire the parcel and building for a purchase price of \$650,000. Alamance County will execute a lease with Bank of America to allow the ATM to remain for a period of at least 5 years. The intended use of the building as a visitors center and office for the Alamance County Visitors Bureau. Funds for the acquisition will come from the Alamance County Visitors Bureau. The property will be owned by Alamance County and leased to the Visitors Bureau per a separate lease agreement.

No funding from the Alamance County General Fund is being requested.

RECOMMENDATION:

County Managers Office recommends approval.

ATTACHMENTS: