



Alamance County Board of Commissioners

ACTION ITEM AGENDA ITEM

MEETING DATE: 9/3/2024

DATE SUBMITTED: 7/16/2024

FROM: Matthew Hoagland

DEPT: Planning

AGENDA TITLE: Subdivision Ordinance Lot Size Changes

TO: Alamance County Board of Commissioners

ISSUE/ACTION REQUESTED:

Hold a Public Hearing and consider lot size and width changes which have been approved by the Alamance County Planning Board.

BACKGROUND/PURPOSE OF REQUEST:

The Alamance County Planning Board approved certain modifications to the Subdivision Ordinance during their July 11, 2024 meeting. These changes include increasing the standard minimum lot size for new subdivision lots served by well and septic systems from the current size of 30,000 square feet to a new size of 65,000 square feet. They also approved an increase in the road frontage width of cul-de-sac lots from the current measurement of 20 feet to a new standard of 26 feet as measured along the chord. Furthermore, they voted to increase cul-de-sac lot widths to 175 feet at the building site.

In approving the changes, the Planning Board issued the following consistency statement in accordance with N.C. Gen. Stat. 160D-604(d):

“We find that this Subdivision Ordinance amendment is consistent with the following Alamance County Land Development Plan’s Land Use and Agriculture policy recommendations:

- Recommendation 2.1 which encourages increasing base lot size requirements and improving open space preservation in new development.
- Recommendation 3 which encourages reducing development pressure in rural and agricultural areas.”

RECOMMENDATION:

The Alamance County Planning Board approved these recommendations and have forwarded them to the Board of Commissioners for final consideration. Notice for this hearing ran twice in the Alamance News on August 22nd and 29th.

ATTACHMENTS:

- Subdivision Ordinance Lot Size Changes